



Public Comment Received for:
Item III.A: 701 N. Milpas Street
(PLN2021-00513)

Name of Sender	Distributed prior to hearing	Distributed after the hearing
1. Paulina Conn	x	
2. Donald Scott	x	
3. Sebastian Aldana	x	

From: [Peter Conn](#)
To: [Community Development PC Secretary](#)
Subject: 701 N. Milpas
Date: Saturday, May 7, 2022 3:08:54 PM

EXTERNAL

Dear Planning Commission,

Yes, I got the blue “Notice to Neighbor” from the City of Santa Barbara that states “We Want To Hear From You”.

Really? I don’t think anyone wants to hear from the public except maybe you the Planning Commission.

The City and Developer heard from me in writing with photos and drawings from several site visits I did before the first iteration of this gigantic structure was presented.

I was upset then with the size, the cheap look, the effect on historic SBJHS, the neighborhood design and that the dead end of Ortega St. where it bumps into the Jr. High school yard, was given by City Public Works to this developer without any of the public knowing BEFORE any of this project started. Sidewalks would be private. With the public road in hand, there was just enough required extra land for parking for the 76 units but not without the public’s acreage.

Now with 82 units there no longer is adequate parking even with the public’s public street addition. Size, bulk and scale is even larger than with 76 units and even more incompatible with the surrounding neighborhood. They put “lipstick on a pig”, called it “Spanish style”, essentially told the City that if the City wanted “Spanish style” more units would have to be given in exchange. The developer would add some more “affordable” units for MODERATE income people.

We have all learned that the words “affordable” and “moderate” are relative and can not be considered when discussing the average worker.

AND, now Milpas has been taken out of the ADU racket, thank goodness.

I do not believe the City wants to hear from me as the notice claims.

This whole project was a done deal before the public got involved the first time.

Good luck.

This is a developer benefit project not a public benefit project, so all those variances in height, density, parking are, in my opinion, unwarranted.

Average income in Santa Barbara according to salaryexpert is \$67,833. If one third is spent on rent that is \$1,884 per month. <https://www.salaryexpert.com/salary/area/united-states/california/santa-barbara>

Census data gives a slightly higher MEDIAN income not “average”. This is \$76,606 per year. One third for rent is \$2,128 per month.

<https://datausa.io/profile/geo/santa-barbara-ca/>

So what can a “moderate” income person afford? Probably little to nothing because, if you look at the website below, average rent for a studio apartment is \$2,639.

<https://www.apartmenthomeliving.com/santa-barbara-ca/apartments-for-rent/studio> "How much does it cost to rent an apartment in Santa Barbara?"

Bedroom	Average Rent	Cheapest Rent	Highest Rent
Santa Barbara Studio Apartments	\$2,639	\$1,150	\$5,000
Santa Barbara 1 Bedroom Apartments	\$3,007	\$1,400	\$7,200
Santa Barbara 2 Bedroom Apartments	\$4,472	\$2,200	\$11,000

If the City wants affordable and workforce housing, the City has to go more into the rental business itself or into the building-buying-selling with caps on profits or only allow non-profits to have access to high density development but with strict guidelines and controls.

Sincerely,

Paulina Conn
Santa Barbara, CA
805-682-5183

From: [Peter Conn](#)
To: [Community Development PC Secretary](#)
Subject: 701 Milpas St. Please correct to AUD in paragraph 7.
Date: Saturday, May 7, 2022 9:56:39 PM

EXTERNAL

Dear Planning Commissioners,

In paragraph seven (7) of my letter I meant AUD not ADU.

Of course you know that Average Unit Density doesn't really tell anyone what is meant, So why use this when higher than usual density is meant.

ADU, Accessory Dwelling Unit, at least gives an inkling of what is meant.

If the City really wants the community to participate, some logical euphemisms would be helpful.

Paulina Conn

From: [Donald Scott](#)
To: [Community Development PC Secretary](#); [Kathleen Kennedy](#)
Subject: 701 N. Milpas St.
Date: Monday, May 9, 2022 3:48:07 PM

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EXTERNAL

Re: 701 N.Milpas St. PLN2021-00513

I am the owner of the property across Ortega St. from the proposed project. (The D'Alfonso Building). Throughout the entire history of this project, (which I have supported) my primary concern has been helping my tenants (seven businesses including myself) survive the construction of this building and it's supporting streetscape with the minimum of disruption to our businesses

I have been assured by the owner and at least one council member that Ortega St. would not be used for **staging** or **demo** and **construction deliveries**, though I was never able to find how these assurances could be incorporated into the plans

I can now clearly see (on pages **A0.2** and **C-4.0**) that Ortega St. is, in fact, **the only access to be used**. All of our business is conducted through access to our parking lot on Ortega St. which is located directly across the street from the proposed demo staging site. (page A0.2) The disruption of our businesses will not be temporary, but could last two years or more.

We were further promised that there would be **no construction parking** allowed on Ortega as there was plenty of room on the property. There is no acknowledgement of this on the plan so that we could have recourse if our businesses are unnecessarily disrupted.

There is no need to put the **entire burden** of this disruptive process on the businesses that depend on Ortega St. for access. I believe that your Commission has the ability to include some protections for the neighbors in your approval process. Thank you for addressing this matter.

Sincerely,

Donald Scott
doncscott@verizon.net
805-886-3941

From: [Sebastian Aldana Jr.](#)
To: [Community Development PC Secretary](#)
Cc: [Sebastian Aldana Jr.](#)
Subject: 701 N. Milpas St. (formally 711 N. Milpas St.)
Date: Wednesday, May 11, 2022 10:11:16 PM

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EXTERNAL

Dear Planning Commissioners and Planning Staff,

As a resident and property owner living 2 blocks away, my concern has always been the parking issue. There is not sufficient parking for their tenants, visitors or customers when the commercial spaces on ground level opens for business. It goes without saying that the residential neighborhood East of Milpas St. will suffer the consequences for lack of parking, yet tenants of 701 N. Milpas St. will be enjoying a rooftop patio. It does not seem fair to me or many East side residents living East of Milpas St. Many residents feel 701 N. Milpas St. should have rooftop parking, not the luxury of a rooftop patio. Parking is an issue with this project for the neighbors living East of Milpas St. Thank you for hearing a concern of the neighborhood and for your time.

Sebastian Aldana, Jr.
805 304 3637