



## Public Comment Received for:

### Item II.B. 903 Alston Rd

(PLN2022-00090)

Name of Sender	Distributed prior to hearing	Distributed after the hearing
1. Braden Sterling	x	

**From:** [Community Development SHOsecretary](#)  
**To:** [Community Development SHOsecretary](#)  
**Subject:** FW: 903 Alston Road PLN2022-00090  
**Date:** Monday, August 22, 2022 9:54:26 AM  
**Attachments:** [sterlinghuddleson.com Mail - 903 Alston Road.pdf](#)  
[ATT00001.htm](#)

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**From:** Braden Sterling <[braden@sterlinghuddleson.com](mailto:braden@sterlinghuddleson.com)>  
**Sent:** Friday, August 19, 2022 1:21 PM  
**To:** Tony Boughman <[tboughman@SantaBarbaraCA.gov](mailto:tboughman@SantaBarbaraCA.gov)>  
**Cc:** Kris Adams <[kris@sterlinghuddleson.com](mailto:kris@sterlinghuddleson.com)>  
**Subject:** 903 Alston Road PLN2022-00090

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

EXTERNAL

Dear Mr. Boughman,

Regarding the upcoming City planning hearing Wednesday, August 24th for PLN2022-00090, a proposed ADU at 903 Alston Rd, please see the following for your consideration concerning the neighboring development.

As mentioned in my previous letter dated July 18th, 2022, I noted that I represent the neighboring property owners at 911 & 933 Alston and we had submitted the attached letter before the public hearing. I did receive acknowledgment my letter was received by staff, but I did not hear mention of this during the planning hearing, so I am resubmitting the original letter along with the following concerns:

1. The recorded easement that created the private road limits its use for "ingress, egress and underground utilities" only. The Applicant has proposed that the parking for the ADU at 903 Alston Road will be in a carport located on the owners' property below the unit (i.e., not on the private road). Realizing it's highly likely parking will occur near the ADU within the private road, we request that it be stipulated that any approval of the ADU is conditioned upon parking for the ADU to be limited onsite at 903 Alston and not permitted on the private road.

To provide some background and clarity for this request, the private road is approximately two lanes until it reaches 911 and 933 Alston. There it narrows into a single lane. The single lane runs in front of the proposed ADU at 903 Alston and goes on to 901 Alston. The ADU is sited above a steep slope. We believe that the tenants of the ADU are far more likely to park on the private road (particularly overnight) where it remains two lanes and will walk to the ADU rather than parking below the ADU at 903 Alston as proposed and come up a rather steep set of stairs to the ADU. The portion of the road where it narrows into a single lane has become a dead-end bottleneck for cars turning around, large trucks from Marborg Industries picking up trash and backing out, delivery trucks that stop, and visitors. We are also concerned about the accessibility for emergency vehicles when needed. There are no aprons or sidewalks on any portion of the private road. It is not designed for traffic to turn

around where it narrows at 911 and 933, so the result is that vehicles attempt to use one of the existing driveways. Not only is parking not permitted under the applicable easement provision, but in reality, parking on the road is too much for the relatively narrow dead-end area of the road.

2. Further on this subject, We would like to request that construction traffic, staging, and parking of the ADU be contained on the owner's property at 903 Alston to limit noise, and wear and tear on the private road, maintain privacy and not impact accessibility concerns during construction.

By way of background, within the last 18 months, the private road was completely resurfaced, and sealed. So the road is new. The prior owner of the 903 Alston (the ADU property) declined to share in the cost of that work with the other neighbors claiming that she did not use the road. Construction traffic, staging, and parking will affect the condition of the private road. For the 11 +/- years we have lived at 911 Alston, the 3 owners of 903 Alston have never contributed to the upkeep and maintenance of this road. It is unfair to the 6 owners who paid the cost of the new road to bear the wear and tear on that road which will result from the construction of a proposed ADU at 903 Alston.

3. Alston Road is in a very high fire district, and the ADU will be located on a steep slope. We are concerned that an ADU on the single land portion of Alston Road could adversely affect the ability of fire trucks and other emergency vehicles to access that property and/or the adjacent properties. We request an evaluation from the applicable fire departments as to whether the location of the proposed ADU should be permitted.

I am available at your convenience if you have any questions. As always, thank you in advance for addressing our concerns/questions.

Braden Sterling

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**903 Alston Road**

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**Braden Sterling** <braden@sterlinghuddleson.com>

Mon, Jul 18, 2022 at 1:36 PM

To: tboughman@santabarbaraca.gov

Bcc: Mike Ainsa &lt;main@acaciapark.com&gt;

Dear Mr. Boughman,

I'm contacting you regarding PLN2022-00090 for the proposed ADU at 903 Alston Rd. I represent the owners of the neighboring property at 911 Alston. We had been in contact with Stephanie Swanson prior to her maternity leave but she was unable to respond in detail to our questions due to the initial submittal being incomplete and the need for the applicant to respond to the correction letter.

We understand the design has been modified and those corrections have been addressed. I have reached out to the architect with a request for current drawings but have not yet received a response.

In light of today's scheduled hearing by the Single Family Design Review Board, and without having the plans to review prior to the meeting, We are concerned that as a practical matter the tenant(s) of this ADU may prefer to park on the existing private road which would provide more convenient access to the ADU since the referenced carport is located down/up a steep pathway from the ADU. While daytime use of the private road for parking is common, it can, at times, limit the use of the road and no vehicles are left overnight on the private road which does not have aprons or sidewalks.

We would request that it be noted on any approval of this ADU that no overnight parking by the ADU tenants be permitted on the private road, and shall be located within the carport, keeping the road free of any obstruction. Access and parking of any kind on the private road shall be limited to day use, as necessary.

In addition, we would like to request construction traffic, staging & parking be contained onsite as to limit noise & visual privacy along with accessibility concerns to my clients property.

Lastly, the initial proposed ADU appeared to be 1200 square feet but the proposal was for an 800 Square foot ADU. Can you confirm the design has been modified to properly reflect an 800 square foot ADU and we have to assume that the proposed location of the new ADU remains in the same location as originally proposed, and remains outside of the 15 foot ingress/egress easement currently in place for the private road.

Thank you in advance for addressing our questions.

Braden Sterling

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