



## General Public Comment Received

Name of Sender	Distributed prior to hearing	Distributed after the hearing
Richard Garrett	X	
Richard Closson	X	
Steve Hausz	X	

**From:** [Tess Harris](#)  
**To:** [richard garrett](#); [Kathy@santabarbaraca.com](mailto:Kathy@santabarbaraca.com)  
**Cc:** [Alejandra Gutierrez](#); [Greta Walters](#)  
**Subject:** RE: Re-engineering State Street  
**Date:** Wednesday, March 23, 2022 1:50:23 PM

---

Hi Richard,

Thank you for your comments and interest in State Street. I will pass your comments on to our State Street Advisory Committee members before our next meeting. We will keep your comments in consideration throughout the process.

Best,

Tess Harris  
State Street Master Planner  
CITY OF SANTA BARBARA, Community Development  
(805) 564-5563 | [THarris@SantaBarbaraCA.gov](mailto:THarris@SantaBarbaraCA.gov)

The Community Development and Public Works counters at 630 Garden Street are open for walk-in service Monday – Thursday from 8:30AM - 12:00PM. Online application submittal and permitting, virtual counter services, and the self-service lobby area continue to be available during regular business hours, Monday – Thursday and every other Friday, 8:30AM – 4:30PM. Please visit our websites for additional information.

Community Development: [SantaBarbaraCA.gov/CommunityDevelopment](http://SantaBarbaraCA.gov/CommunityDevelopment) | Public Works: [SantaBarbaraCA.gov/PublicWorks](http://SantaBarbaraCA.gov/PublicWorks)  
Virtual Appointment Scheduling Tool: [SantaBarbaraCA.gov/VirtualAppointment](http://SantaBarbaraCA.gov/VirtualAppointment)

-----Original Message-----

From: richard garrett <[garrett482000@yahoo.com](mailto:garrett482000@yahoo.com)>  
Sent: Wednesday, March 23, 2022 12:28 PM  
To: [Kathy@santabarbaraca.com](mailto:Kathy@santabarbaraca.com); Tess Harris <[THarris@SantaBarbaraCA.gov](mailto:THarris@SantaBarbaraCA.gov)>  
Cc: [Alejandra Gutierrez <algutierrez@SantaBarbaraCA.gov>](mailto:algutierrez@SantaBarbaraCA.gov)  
Subject: Re-engineering State Street

[You don't often get email from [garrett482000@yahoo.com](mailto:garrett482000@yahoo.com). Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

EXTERNAL

Regarding the last virtual meeting which I attended, you had a sheet which stated that over 80% of tourist are from the LA area. I would assume that a vast majority (90%) take the automobile for transportation here.

Is it not logical that the closing of State Street would inconvenience them?

And since our necessary tourist industry is possible only because of the labor of immigrants and locals sacrificing to live here at poverty wages, how does the closing of State help these people enjoy our downtown without our family oriented parades?

And how do these families get downtown- by bicycle?

And the closing of State has had a negative impact on traffic by creating more congestion in other streets, such as Milpas Street.

When we re-engineer State, let's keep an eye on the people living here making it happen for small wages.

Please give the locals something from this proposed downtown shopping mall.

Thank You,

Richard Garrett  
East side resident

**From:** [Richard Closson](#)  
**To:** [SSAC Secretary](#)  
**Cc:** [Community Development HLCsecretary](#); [Santa Barbara City Council](#); [Community Development PC Secretary](#)  
**Subject:** Santa Barbara's Paseos - a sometimes forgotten amenity  
**Date:** Wednesday, March 23, 2022 1:57:48 PM  
**Attachments:** [2005.03.21.PaseosPlan.pdf](#)  
[ATT00001.htm](#)  
[2009.05.14.EPV.Guidelines.Paseos\\_map.landsc.pdf](#)  
[ATT00002.htm](#)

---

EXTERNAL

Hello Committee Members,

I bring to your attention a passive - but important - feature and amenity of downtown Santa Barbara life that can be easily overlooked: **Paseos**.

- Many American cities have rectangular street blocks with short and long sides. As examples, Manhattan's standard blocks are 264 by 900 feet and Chicago's are 330 by 660 feet.
- Santa Barbara's [1851 planned grid](#) called for blocks to be 450 feet square. As a result, our blocks had no "short side," which encouraged creation of informal pedestrian shortcuts, i.e., paseos. Because of our City's early Hispanic cultural heritage and the 1925 post-earthquake encouragement of an Andalusian architectural style, paseos have become part of our historic City fabric.

As the State Street Advisory Committee studies aspects of a downtown (specifically ours) that are comfortable for residents and attractive to visitors, please include paseos. The Committee is charged with considering [a long list of elements](#) for a new State Street Master Plan. Several of them involve paseos.

- **Streetscape Design and Amenities.** It is easy to see how paseos figure into this category. In a developed 21st century city center, informal pedestrian walkways almost never happen. They must be planned.
  - Santa Barbara already has a **designed** network of paseos. Attached are maps from 2005 and 2009 that illustrate them. The latter map shows also "paseo opportunities" as part of the *El Pueblo Viejo* Design Guidelines. I hope your Committee takes every opportunity to create new pedestrian paseos in your planning.
  - Paseos are an **amenity** for residents and visitors, alike. Of course for residents, paseos serve that traditional pedestrian shortcut function through our City blocks with no short side. For tourists, the attraction can be more romantic. Paseos are a secret, hiding in plain site. They offer a local experience to visitors. Think of your own travels to foreign cities and your desire to "get off the beaten track," or "experience the 'real' city." Paseos can provide visitors with an unexpected "Aha!" moment that cements the pleasant memory.
  - The 2006 Pedestrian Master Plan ([Chapter 3. The Pedestrian System Today](#)) acknowledges, "*Paseos are historical assets that set the City apart from other places. The protection, enhancement, and expansion of more paseos throughout the City require careful considerations that are unique from other improvements.*"
- **Transportation and Circulation and Parking.** Easy pedestrian circulation has an

- important impact on Parking needs. Paseo shortcuts can be that easy circulation element.
- **Historic Resources.** As mentioned above, paseos have been part of 19th century Santa Barbara and probably before. The 2009 *El Pueblo Viejo* Design Guidelines ([Chapter 3. Character Defining Features of the District, page 39](#)) emphasize “[paseos] promote human scale within the downtown area, provide a pleasant experience for the user, and open up an increased number of façades of commercial buildings.”
  - **View Corridors.** This topic usually calls up images of mountain views from our City streets. Those are certainly important views not found in many cities, i.e., close-by mountains near a seaside city. The human scale of paseos, however, focus the eye and frame entirely different views, often tourist photo-worthy.
  - **Equity and Accessibility.** Improved pedestrian options - especially those that offer efficient, non-vehicular movement - will always contribute to equity and accessibility.

In sum, paseos are not just quaint reminders of our past. They serve current residents and businesses, encourage tourist interest, distinguish our City from others, increase public appreciation of our built environment, improve accessibility to off-State Street destinations, and contribute to Santa Barbara’s image of sophisticated charm. What other single feature can do so much?

Regards,  
Richard Closson, Pharm.D.  
3308 Calle Fresno ([Google Map](#))  
Santa Barbara, CA 93105-2605  
Cell (voice & text) 805.202.6535

# Paseos Plan

# Map VII-1 Overview Map



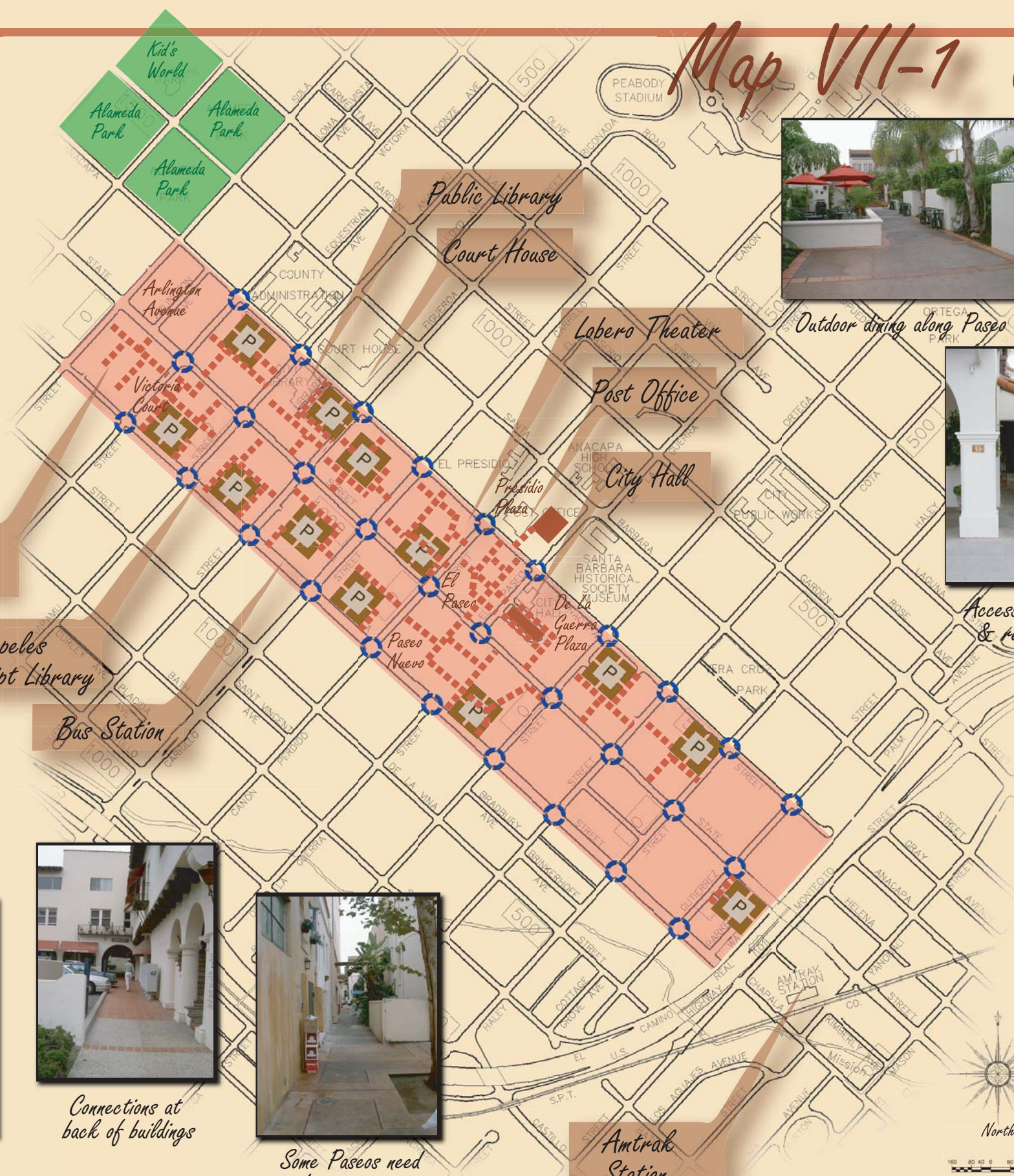
State Street connects Paseos



Mid-block crossing



Pavement markers show the way



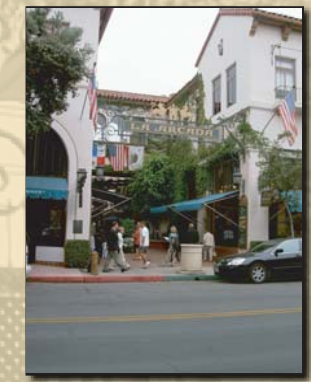
Outdoor dining along Paseo



Paseo turns plaza



Access to office & residential



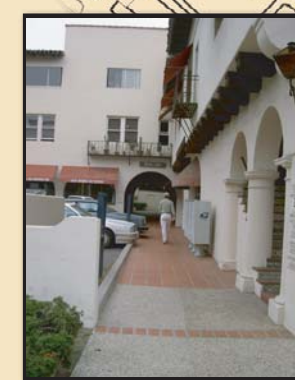
Paseos as a part of retail complex



Difficult to find entrances



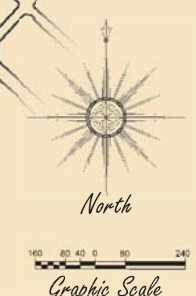
Ample landscaping & Comfortable widths



Connections at back of buildings



Some Paseos need Improvements



## Legend

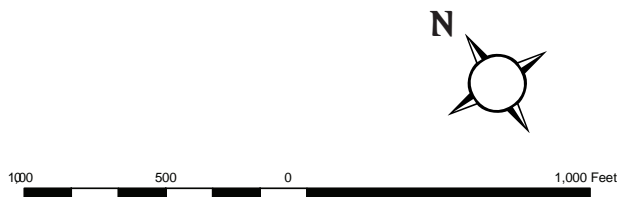
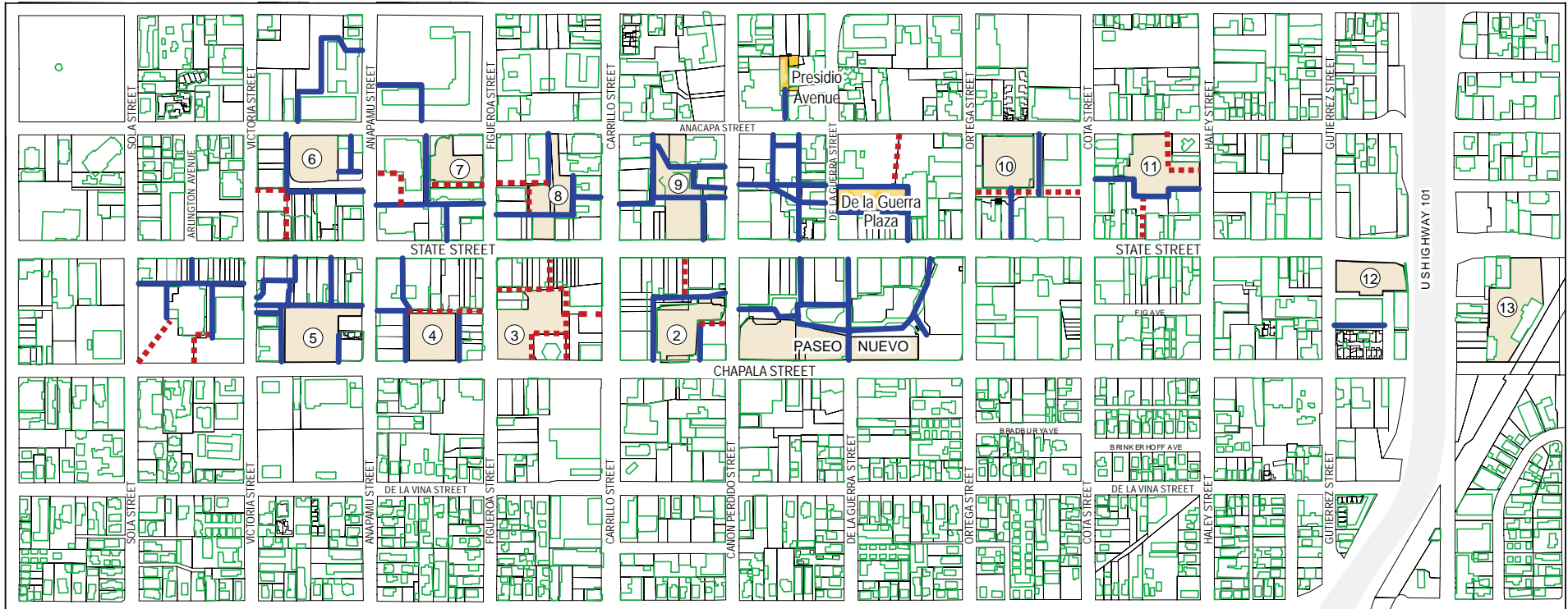
-  Existing Pedestrian Crossings
-  Existing Public Parking
-  Existing Parks
-  Existing Plazas
-  Existing Paseos



CITY OF SANTA BARBARA

March 21, 2005





**Legend**

- Existing Paseos
- - - Paseo Opportunities Identified in Paseo Plan
- # City Public Parking Lots and Garages
- Plazas
- Downtown Building Lines

\*All city public parking lots and garages are named and numbered. The designated number for each lot and garage is shown on the map.

## City of Santa Barbara DOWNTOWN PASEOS



Revised: May 14, 2009

**From:** [Steve Hausz](#)  
**To:** [SSAC Secretary](#); [Santa Barbara City Council](#); [Rebecca Bjork](#); [Jason Harris](#)  
**Cc:** [President@sb-allied.org](#); [pcs@pearlchasesociety.org](#); [CitizensPlanningSB@gmail.com](#); [Anne Petersen](#)  
**Subject:** SB Conservancy views on RFP for SS Master Plan  
**Date:** Thursday, March 31, 2022 2:28:45 PM  
**Attachments:** [Letter to CC re SSAC RFP 2022-03-31.pdf](#)

---

**EXTERNAL**

*Attached is a letter from the Santa Barbara Conservancy. We are writing in anticipation of the next step in the State Street Master Plan process, i.e., the selection of a consulting firm in response to RFP No. 4064.*

*We hope you will share this letter widely. We offer these comments in the spirit of constructive criticism and a strong desire to achieve the best possible outcome for Santa Barbara.*

*Thank you,*

--

**Steve Hausz, Architect**

829 De La Vina Street  
Suite 300  
Santa Barbara, CA 93101-3295

Cell 805-886-2513



# SANTA BARBARA CONSERVANCY

## BOARD OF DIRECTORS

Steve Hausz,  
President, Treasurer

Patricia Saley,  
Secretary

Sue Adams  
Richard Closson  
Mary Louise Days  
Dennis Doordan  
William Hull  
Michael H. Imwalle  
Jaime Limon  
Stella Larson  
Fermina Murray  
Richard Oglesby, Ph.D.  
Donald Olson  
Judy Orias  
Donald G. Sharpe  
Phil Suding  
Kathleen Weinheimer

Thursday, March 31, 2022

David Davis, Chair, State Street Advisory Committee  
Members of the State Street Advisory Committee  
c/o SSAC Secretary  
City of Santa Barbara  
Santa Barbara, CA 93101

VIA EMAIL

Re: RFP No. 4064 Master Plan for State Street and Next Steps

The Santa Barbara Conservancy is a local not-for-profit organization that works to increase public awareness of and participation in local preservation issues including the recognition, preservation, and revitalization of historic, architectural, and cultural resources in Santa Barbara County. We are writing in anticipation of the next step in the State Street Master Plan process, i.e., the selection of a consulting firm in response to RFP No. 4064. This important step will build upon the preparatory work already done that generated the Vision Themes for State Street:

- To revitalize the Downtown
- To create a safe experience
- For economic revitalization
- To be people centric
- To facilitate housing Downtown
- To re-establish Downtown's identity
- To bring people Downtown
- To design for locals

Given the amount of community input already received and the creation of the SSAC, the question emerges: What is the productive next step in this process? We believe Santa Barbara does not need a consulting firm to redo what has already been done, but rather the consultants should be charged with translating the Vision Themes into a preliminary State Street Master Plan.

A good Master Plan is a document that describes what Downtown Santa Barbara could be 25-30 years from now at mid-century. It should describe existing conditions and imagine preferable conditions in visual formats that help the community understand options and opportunities. A good Master Plan does not ignore social, economic, and environmental problems, but frames these in urban and spatial terms so that a coherent implementation strategy can be developed. A good Master Plan helps the community identify and discuss the implications of various potential future scenarios in a way that supports and advances the next rounds of public discussion.

829 De la Vina Street  
Suite 300  
Santa Barbara, CA 93101

[www.sbconservancy.com](http://www.sbconservancy.com)

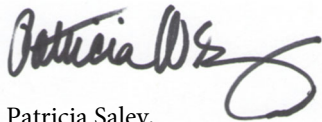
Santa Barbara Conservancy,  
a 501(c)(3) nonprofit organization

The Conservancy understands that concerns with scheduling, budget, and staffing need to be addressed when interviewing potential consultants. In addition, The Conservancy encourages City officials and staff to consider other aspects of a potential consultant's suitability. With this in mind, we offer our suggestions for potential questions:

1. What do you already know about Santa Barbara and the State Street corridor and how will you learn more?
2. What should a good Master Plan for a downtown like Santa Barbara address or include?
3. How would you approach helping the public and decision-makers understand the strong points that currently exist in the study area?
4. Santa Barbara has a distinctive urban and architectural identity that locals wish to retain, and visitors come to experience. How do you reconcile the importance of historic preservation with the new growth possibilities? What are examples of your prior projects that take into account existing historic character and meld it with compatible new growth?
5. Describe your team's experience in providing a successful plan that contributes to the community's capacity to participate in planning discussions, that identifies what must be preserved, as well as what could possibly be changed?
6. Good visualizations (drawings, models, animations) help the community better understand urban plans. Describe your firm's capabilities to create useful digital and/or analog visualizations describing various potential urban scenarios and your professional views on the use of visualizations to support community review and input.
7. How do you see technical information, such as hydrological or transportation studies and economic development plans fitting into the 'whole' of the Master Plan?

The Conservancy is committed to helping the City and SSAC develop a Master Plan that implements the Vision Themes and clearly identifies priorities and strategies for implementation.

Thank you for considering our comments.



Patricia Saley,  
Secretary, Santa Barbara Conservancy  
On behalf of The Board of Directors

Cc: Mayor and Councilmembers  
Rebecca Bjork, City Administrator  
Jason Harris, Economic Development Manager  
Pearl Chase Society  
Santa Barbara Trust for Historic Preservation  
Allied Neighborhoods Association  
Citizens Planning Association