

Edgewood of Santa Maria Owners' Association & Knollwood Terrace Homeowners Association

Date: October 16, 2023

Attention: County of Santa Barbara Planning Commission, Santa Barbara
County Representatives, and County Staff

Subject: Proposed East Foster Road Housing Development

Esteemed Planning Commission, County Representatives, and County Staff,

This letter is on behalf of the Edgewood of Santa Maria Owners' Association Board (Edgewood HOA Board) which represents 156 homes and Knollwood Terrace Homeowners Association which represents 136 condos. Both developments are located next to the area of this proposed housing project.

This proposed, high-density housing project is of serious concern to our community because of the increased traffic, noise, and parking issues it will bring. Traffic along Morning Ridge Road is already a serious issue. People use it as a feeder street to get onto Union Valley Parkway or Foster Road. Because there are no speed bumps along Morning Ridge Road (something we have been trying to have the county put in for several years), people drive incredibly fast through the street. Accidents have occurred several times as a result. The latest one occurred in July 2023 along Morning Ridge Road. Traffic is incredibly bad during the busy morning hours when people are driving to work and school. If this housing project takes place, the already busy intersections of Foster and Morning Ridge Road and Union Valley Parkway and Morning Ridge Road will worsen, causing more accidents, noise, and other negative issues that come along having too many people and cars in a small area. Our neighborhood streets were never designed to host this much traffic. The streets are already showing signs of overuse. This proposed project will not be doing the county's streets any favors.

In addition to traffic concerns, we also have parking concerns. The area of East Foster Road is already looking more and more like a parking lot, and we fear that adding a new development will affect our residents' own ability to park in front of their homes.

The Edgewood HOA also has a park and walking trail we fear will be used by others that are not paying to maintain these amenities. The park is fenced off and can only be accessed with a key; however, we have caught people who don't live in Edgewood jumping the fence to use the park. The walking trail is not fenced off and one of its entrances is next to the parcel for this proposed project. We fear that adding hundreds of people to this area will also impact our association's amenities which are paid for by our residents' association fees. This is not fair to the residents who live here and pay to maintain these items.

Knollwood Terrace has similar concerns with the liability involved with their swimming pool and jacuzzi. It will increase the cost of security for monitoring of the pool area, and this will impact the homeowner's association dues to the owners.

Our associations understand this is a proposed SB35 project and there is a need for affordable housing. The affordability aspect of this project is not the issue. The issue is that adding any-type of high-density housing in our existing residential area without making any improvements and accommodations to the existing infrastructure is simply irresponsible and reckless, for those who have lived here for decades and those who may potentially live here in the future.

We are asking that the developer look elsewhere to build its affordable housing project. Somewhere where the surrounding infrastructure can handle the additional people, traffic, noise, and other impacts a project like this will bring. However, if this housing project must occur in this location, the following accommodations must be considered and implemented:

- Provide ample parking for all proposed units (at least two spaces per unit) along with onsite management that will ensure that the cars are monitored as well as the number of occupants in each unit.
- Conduct a traffic study in the area.
- Install speed bumps on Morning Ridge Road, Bridgeport Street, Hilltop and Cedarhurst Drive, and Foster. Crosswalks that light up during school hours.
- Install a 3-way stop at the corner of Breezy Glen and Morning Ridge Road or at Fountain and Morning Ridge Road with painted crosswalks for pedestrians. This will help slow traffic on Morning Ridge Road, provide residents safe access to Edgewood Park, and safe crossing for students getting on and off the school bus that stops along Morning Ridge Road.
- Add a traffic light on Morning Ridge Road and Union Valley Parkway.
- Provide the Edgewood Homeowners' Association and Knollwood Terrace Homeowners Association with a monthly stipend to assist the association in

maintaining the walking trail that will more than likely be used by the residents living at this new complex. This stipend will increase as inflation increases to keep up with the association's landscaping costs.

- Install a new entrance/exit to Highway 101 between Santa Maria Way and Union Valley Parkway to alleviate the traffic in the area.

Thank you for your time. Should you want to speak with the Edgewood Homeowners' Association, please contact Property Manager and Resident Lynnetta Zuzow at (805) 952-4265 or via email at edgewoodpptymgmt@gmail.com. To contact the Knollwood Terrace Homeowners Association, call Miko Nehman on (805) 714-8124 or via email at Miko.Nehman@yahoo.com.

Sincerely,

The Edgewood Santa Maria Owners' Association Board and Knollwood Terrace Homeowners Association

Santa Barbara County Planning & Development
North Board of Architectural Review
co: Shannon Reese

Jan. 2, 2023

Subject: Safety Concerns with the Project
Reference: Key Site H Development Agreement Hearing

One of the major responsibilities of Governmental Agencies is to ensure the safety and welfare of their constituents. In the whole process of review and consistent finding, for the 61 units to be constructed on the site, no consideration has been given to safety.

Vehicle ingress and egress for the projected units is completely through residential housing, already impacted by traffic involving two local high schools, with a combined attendance of 3,000 students (down from pre-COVID numbers) which will likely increase in the future. It also includes a bus stop for local Elementary and Junior High schools, plus foot traffic for many of the high school students to and from the schools.


Morning Ridge Road (MRR) runs from Foster Road to Union Valley Parkway (UVP) and all the homes on MRR are in the Edgewood Owners Association. The Association owns and maintains a park for the residents of Edgewood, as the 156 homes are zero-lot-line parcels with small yards. The park provides a place for families, with young children, to go for space to play and enjoy the outdoors. Only 19 homes are on the west side of MRR, which means the rest of the residents have to cross MRR to access the park.

MRR already has issues with speeding drivers traversing the area, to get to the high schools and/or access UVP. Adding 61 more units at the end of MRR, on Foster Road, will have a major impact on the residents in all of Edgewood, including four feeder streets onto MRR (Blossom, Fountain, Breezy Glen and Shadowcrest).

Now AMS is proposing to add 38 more units to an already unsafe environment for the residence of Edgewood. It is hard to understand how this is a good idea. The original 61 units are already an affront to the area's residence and will only add to the current traffic safety issues, with more vehicles in the same space. The home owners of Edgewood are already experiencing the lack of concern for their safety and welfare. It is unconscionable that adding 38 more units is even being considered.

This letter does not even address the concern that the residences of Knollwood Estates have regarding their safety and welfare.

Sincerely,



James L. Brenneman Jr.
President, Edgewood of Santa Maria Owners Association

It is the purpose of the Boards of Architectural Review to prevent these and other harmful effects of such exterior appearance of buildings, structures or signs erected or altered in any neighborhood or on any site subject to architectural review and thus to promote **the health, safety and general welfare of the county**, conserve the value of buildings and **encourage the most appropriate** use of land within the unincorporated portion of this county.

YIMBY Law

877 Cedar Street #150
Santa Cruz, CA 95060
hello@yimbylaw.org



YIMBY LAW

1/7/2024

Santa Maria Planning Commission
123 East Anapamu Street, Room 17
Santa Maria, CA 93101

dvillalo@co.santa-barbara.ca.us
Via Email

1
1/10/24

Re: 1331 E Foster Rd

Dear Santa Maria Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

This project will be a 100% affordable, 99-unit apartment development available exclusively to low income households.

With the requested concessions and/or waivers available under State Density Bonus Law, this project is zoning and general plan compliant. California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

Sonja Trauss

Sonja Trauss
Executive Director
YIMBY Law

Villalobos, David

From: Jack Mohr <jackmohr1987@gmail.com>
Sent: Monday, January 8, 2024 12:59 PM
To: Villalobos, David
Cc: leora@yimbyaction.org
Subject: 1331 E Foster Rd Proposal

Categories: Purple Category

1/10/24

Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Hello,

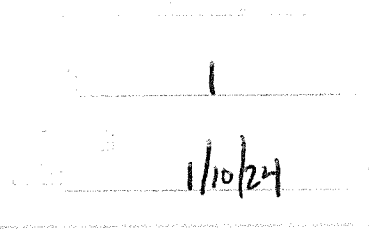
I am writing in support of the proposed housing development at 1331 E Foster Rd. Santa Barbara Housing desperately needs more housing in general and affordable housing in particular.

Thank you for your consideration,

Jack Mohr

Villalobos, David

From: John Dagger <jdagger12@gmail.com>
Sent: Monday, January 8, 2024 12:01 PM
To: Villalobos, David
Subject: Support for Housing at 1331 E. Foster Road
Categories: Purple Category



Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

I'm writing to express support for the housing proposed at 1331 E. Foster Road.

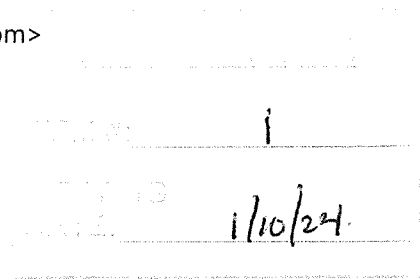
Thanks,

John Dagger
jdagger12@gmail.com

Villalobos, David

From: Jessica Petrillo <jessica.i.petrillo@gmail.com>
Sent: Monday, January 8, 2024 1:42 PM
To: Villalobos, David
Cc: leora@yimbyaction.org
Subject: Planning Commission - Foster Rd

Categories: Purple Category



Caution: This email originated from a source outside of the County of Santa Barbara. Do not click links or open attachments unless you verify the sender and know the content is safe.

Dear David Villalobos,

I am writing to you to express my support of the housing proposed at 1331 E. Foster Road in Santa Maria. This proposal is being heard by the Santa Barbara County Planning Commission on January 10th.

The County is in desperate need for more affordable housing, and I am urging the Commissioners to approve this item.

Thank you
Jessica Petrillo
Santa Barbara County Resident