

From: Paul Bradford <bradfordpaul@gmail.com>
Sent: Saturday, March 30, 2019 12:13 PM
To: Hart, Gregg
Cc: Lavagnino, Steve; Williams, Das; Hartmann, Joan; Adam, Peter; sbcob
Subject: More feedback from neighbors on appeal of 80 N. Patterson
Attachments: PattersonCards3.30.19.pdf

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.

Supervisor Hart and fellow Board members,

Cards in support of our appeal continue to come in, and I have attached copies of those received since my email of March 28.

As of today, we've heard from 142 residences representing 192 neighbors in support of our appeal. I look forward to seeing you at Tuesday's hearing.

Clerk of the Board staff,

Please include the attached, along with the attached from yesterday's email, into the public file for this appeal. Each of the Supervisors have already received digital copies of the same.

--

Paul Bradford
C: (805) 895-3712

On Thu, Mar 28, 2019 at 7:06 AM Paul Bradford <bradfordpaul@gmail.com> wrote:
Supervisor Hart and fellow Board members,

I've attached a supplemental list of response cards from neighbors expressing concerns about the proposed office building at 80 N. Patterson. Page two contains a letter from the Ramirez family (Santa Rosalia Way) expressing concerns about potential parking impacts from the proposed project.

To date, we have received response cards from 127 residences representing 178 neighbors encouraging you to overturn the Planning Commission decision. I will separately forward copies of all response cards to the Clerk of the Board.

Thank you again for your consideration of this appeal.

--

Paul Bradford
C: (805) 895-3712

Dear County Board of Supervisors,

As a resident of the north Patterson community, I/we are concerned about the proposed 6,723 square foot office building near the already busy intersection of Patterson Avenue and the 101 northbound off ramp. **Please overturn the Dec. 5th Planning Commission decision on the development at 80 N. Patterson.** I/we are concerned about U-turns and traffic impacts, building height and view shed protection, lack of adequate parking, possible parking impacts on neighborhood streets, inadequate landscape buffers, and a site design that prioritizes a parking lot more than creating an aesthetically pleasing gateway into our residential neighborhood.

Additional Comments:

MOST CONCERNED ABOUT COLLISIONS, LOSS OF LIFE. COONEY'S REMARKS NEED TO BE TAKEN SERIOUSLY.

Your Name(s) and Address (PLEASE PRINT)

Name: VAL NORONHA

Address: 547 CALLE ANZUELO

City: SANTA BARBARA St: CA Zip: 93111

Fill-in your name and address, drop this in the mail, and we'll make sure it gets to the Board of Supervisors.

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Additional Comments:

PROJECT WOULD CREATE MORE UNSAFE TRAFFIC CONDITION TO AN ALREADY BUSY TRAFFIC JUNCTION. PLEASE DO NOT PUT DRIVERS LIVES AT RISK!

Your Name(s) and Address (PLEASE PRINT)

Name: BILL & YVONNE DANG

Address: 5217 UNIVERSITY DR.

City: SANTA BARBARA St: CA Zip: 93111

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Additional Comments:

ENTERING & EXITING THIS PROPOSED BUILDING WILL BE EXTREMELY DANGEROUS. TRAFFIC EXITING & TURNING A RIGHT ALONG WITH HIGH SPEED ON THE OVER-PASS WILL PROVIDE AN EXTREMELY HAZARDOUS INTERSECTION.

Your Name(s) and Address (PLEASE PRINT)

Name: LINDA GIGLIO

Address: 216 SANTA ROSALIA WAY,

SANTA BARBARA City: CA Zip: 93111

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Additional Comments:

this exit is already busy, we don't need additional traffic on our streets. We don't need more parking in our neighborhood. Thank you.

Your Name(s) and Address (PLEASE PRINT)

Name: Rafaela Marie Jones
Address: 524 Calle Mariposa
City: SB St: CA Zip: 93111

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Additional Comments:

*Irresponsible!
TRAFFIC WOULD BE HORRENDOUS!!*

Your Name(s) and Address (PLEASE PRINT)

Name: CAROLYN NIELSEN
Address: 5174 VISTA BAHIA
City: SANTA BARBARA St: CA Zip: 93111

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Additional Comments:

Your Name(s) and Address (PLEASE PRINT)

Name: Brian Swenson
Address: 5321 Berkeley rd
City: Santa Barbara St: CA Zip: 93111

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Additional Comments:

Traffic at this intersection is already a nightmare. In many cases, there would not even be room to make a U-turn due to traffic built up.

Your Name(s) and Address (PLEASE PRINT)

Name: Hayden Dozier
Address: 5477 Agama Dr
City: Santa Barbara St: CA Zip: 93111

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Additional Comments:

Your Name(s) and Address (PLEASE PRINT)

Name: RUBEN & SANDRA MEDINA
Address: 311 SANTA ROSALIA WAY
City: SANTA BARBARA St: CA Zip: 93111

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Additional Comments:

Your Name(s) and Address (PLEASE PRINT)

Name: MATTHEW SLAGER
Address: 326 SANTA ROSALIA WAY
City: SANTA BARBARA St: CA Zip: 93111

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Additional Comments:

Your Name(s) and Address (PLEASE PRINT)

Name: Teresa van Ysselstyk
Address: 526 Merida Dr.
City: Santa Barbara St: CA Zip: 93111

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Additional Comments:

Your Name(s) and Address (PLEASE PRINT)

*Two story too tall - distinction
uninhabited reflected sun
into drivers eyes in
+ out on Hwy also
gate in with way
at a point for view
heavily used intersection
sound reverberates off road*

Name: M. J. ...
Address: ...
City: Santa Barbara St: CA Zip: 93111

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Additional Comments:

Your Name(s) and Address (PLEASE PRINT)

Name: MARY LOU ROMERO
Address: 5166 Vista Bahia
City: SB. Cam St: CA Zip: 93111

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Additional Comments:

Not a good plan -
Patterson near 101 ramp already
Too crowded during Peak times.

Your Name(s) and Address (PLEASE PRINT)

Name: Jill Switzer

Address: 5185 Calle Asilo

City: Santa Barbara St: Zip: 93111

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Additional Comments:

Your Name(s) and Address (PLEASE PRINT)

Name: E. Heinemann

Address: 5357 Agana Dr.

City: Santa Barbara St: CA Zip: 93111

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Additional Comments:

Your Name(s) and Address (PLEASE PRINT)

Name: JAMES McCANN

Address: 5271 CALLE BARQUERO

City: S.B. St: CA Zip: 93111

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de la Guerra, Sheila

From: Allen, Michael (COB)
Sent: Monday, April 1, 2019 12:04 PM
To: sbcob
Subject: FW: Patterson Avenue Holdings New Office Appeal (Case No. 18APL-00000-00022)

FYI...
For tomorrows hearing...
Thanks,
M

From: Ravid Raphael <rraphael@twodancers.net>
Sent: Sunday, March 31, 2019 9:33 PM
To: Allen, Michael (COB) <allen@co.santa-barbara.ca.us>
Subject: Patterson Avenue Holdings New Office Appeal (Case No. 18APL-00000-00022)

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March 31, 2019

Santa Barbara County Board of Supervisors

Dear Supervisors:

I am a neighbor who is very concerned about the negative impacts of the proposed project at 80 N. Patterson, [Patterson Avenue Holdings New Office Appeal, (Case No. 18APL-00000-00022)].

There are significant problems with traffic flow and safety related to this project. The section of N. Patterson fronting the project has four traffic lanes. The lane furthest to the west currently allows a U-turn as well as a left turn onto Calle Real. This creates a serious potential for accidents as drivers exiting from the 80 N. Patterson driveway might attempt to cross three traffic lanes in order to get into the fourth lane to make a U-turn. There is a short distance to the intersection with Calle Real for a driver exiting the project to get in place in the fourth lane to make a U-turn to head south on Patterson and access the on ramps to 101 North and South. Drivers exiting 101 North at Patterson will be focused on traffic heading North, coming from their left. They will not be expecting cars to dart out from the project driveway which is a very short distance from the 101 North off ramp.

Planning Commissioners Cooney and Parke did a drive by of the site and at the April 25, 2018 Planning Commission hearing noted similar concerns about traffic and attempts to make U-turns. Prohibiting U-turns at this intersection would only move the problem further north up Patterson, which is already experiencing higher traffic flow from the new Tree Farm development with further increases when the development is fully occupied. A smaller building with less traffic flow from the project would be one way to minimize this impact, as well as the next concern of size and scale.

The proposed building is too tall for the site and, contrary to SBAR findings, it does not meet the Eastern Goleta Valley Community Plan guidelines for neighborhood compatibility, particularly as it impacts viewsheds and the mountains.

The landscaping is inadequate to provide a visual buffer for the building and needs to be improved in order to enhance neighborhood compatibility.

Sincerely,

Ravid Raphael

5546 Berkeley Rd

Santa Barbara 93111