

June 3, 2019



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101

2019 JUN -4 AM 10:51

COUNTY OF SANTA BARBARA  
CLERK OF THE  
BOARD OF SUPERVISORS

RE: Patterson Ave. Holdings New Office Appeal Case No. 18APL-00000-00022

Dear Board of Supervisors:

I am a neighbor of this referenced project and I am very concerned about the new commercial development proposed for this constrained site. The commercial development of 6,723 gross square feet for a new office building will create a significant safety impact in the area. The site development includes one driveway that connects to only the northbound Patterson Avenue roadway. Ingress and egress are through the single driveway as is depicted on the current plans.

The Associated Transportation Engineers (ATE) Traffic and Circulation Study dated November 16, 2018 provides Level of Service (intersection) information for the subject development. This information does not address adequacy of the roadways to safely accommodate the project traffic. There is no assessment of the Patterson Avenue road way to allow motorists to cross four lanes of traffic to make a u turn at the intersection of Patterson Ave. and Calle Real in order to travel south. This assessment is necessary to make the finding 2.1.3 Streets and highways will be adequate and properly designed to carry the type and quantity of traffic generated by the proposed use. Vehicles traveling south will require a u turn at the Calle Real Patterson Ave. intersection. Vehicles making this u turn and those traveling west on to Calle Real will need to cross 2-3 lanes in order to make that turning movement. The finding for consistency with 2.1.3 cannot be made based on the ATE Traffic and Circulation Study.

In addition, finding 2.1.5 The proposed project will not be detrimental to the comfort, convenience, general welfare, health and safety of the neighborhood and will not be incompatible with the surrounding area also cannot be made since there is no spatial assessment of the distance of the proposed driveway and the actual intersection described nor assessed in the ATE Traffic and Circulation Study. The driveway is located near the actual intersection and these traffic movements will most likely be a significant safety problem with the addition of project traffic. This design feature of Patterson Avenue has not been assessed and as such the ATE Traffic and Circulation Study is inadequate to assess the Santa Barbara County/City of Goleta Traffic Impact Thresholds as well as the above findings required for approval of the project. This development will create a safety impact to the surrounding area.

Furthermore, the exemption from CEQA based on Section 15303 does not address Significant Effect.

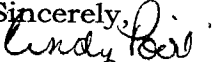
c. Significant Effect:

A Categorical Exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstance.

The Patterson Ave. roadway design in the area of this proposed project is an unusual circumstance and must be assessed. Having the raised median with limited vehicular ingress/egress to the site creates difficult and potentially unsafe traffic movements in the area. The Staff Report is in error in not addressing the roadway design as an unusual circumstance. It is also not clear how traffic coming from Patterson Ave. south would access the proposed development and that should be included in the Traffic Circulation Study.

I have included much of my previous letter dated April 2, 2019 as these traffic issues were not addressed in the current BOS Agenda Letter. My family and neighbors utilize the Patterson Ave. roadway on a daily basis and safety is a concern that Planning and Development staff have chosen to not address for this project. I request that these irregular traffic conditions be assessed pursuant to the required findings that must be made to allow the approval of this development project.

Thank you for your attention to this matter.

Sincerely,  


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