

LATE
DIST

#3

de la Guerra, Sheila

Group 1

From: Paul Bradford <bradfordpaul@gmail.com>
Sent: Friday, May 31, 2019 9:26 AM
To: sbcob; Williams, Das; Hart, Gregg; Hartmann, Joan; Adam, Peter; Lavagnino, Steve
Subject: Appeal comments for 6/4 BOS hearing regarding 80 N. Patterson
Attachments: PattersonCards5.30.19.pdf; OrchardParkAppeal_Comments_6.4.19BOS.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.

Members of the Board and Office of the Clerk of the Board,

Please find the attached letter and copies of recent neighborhood response cards for inclusion into the public record.

Regards,

--

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:

Your Name(s) and Address (PLEASE PRINT)

Name: _____

Address: _____

City: _____ St: _____ Zip: _____

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

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:

Your Name(s) and Address (PLEASE PRINT)

Name: Jim + Gretchen Folks

Address: 5464 Parejo Dr.

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

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:

Your Name(s) and Address (PLEASE PRINT)

Name: Mate + Cindy Sinclair

Address: 5320 University Dr

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

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:

Your Name(s) and Address (PLEASE PRINT)

Name: Louis + Mary Peters
Address: 5308 University Dr.
City: SB 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

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:

Your Name(s) and Address (PLEASE PRINT)

Name: John Quiel
Address: 477 Stanford Pl
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

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:

Your Name(s) and Address (PLEASE PRINT)

Name: Abbe Yingst
Address: 296 Meridian Dr.
City: SB 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

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:

Your Name(s) and Address (PLEASE PRINT)

Name: Lori Harris
Address: 5184 University Dr
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

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:

Your Name(s) and Address (PLEASE PRINT)

Name: W.S. Ketterer
Address: 5488 Parejo Dr.
City: Santa Barbara St: 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

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:

Your Name(s) and Address (PLEASE PRINT)

Traffic is already bad since the "Tree Farm" overdevelopment opened. It's a disgrace!

Name: Elaine Harbison
Address: 479 Harvard Ln
City: S.B 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

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:

Your Name(s) and Address (PLEASE PRINT)

WHEN WE MOVED HERE CALLE REAL WAS SUPPOSED TO BE COMPLETED THRU. ALSO 2 GAS STATIONS WERE AT CORNERS & CLOSED TO ALLOW THAT. PATTERSON WAS 2 LANES WITH STOP SIGNS OFF 101. WHO HAD CONNECTION TO DEVELOP THESE PROPERTIES BEYOND ORIGINAL PLANS?

Name: ELGIE G. ZENI
Address: 5465 PAREJO DRIVE
City: SANTA BARBARA St. CA Zip: 93111-1671

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

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:

Your Name(s) and Address (PLEASE PRINT)

Name: Phong Do
Address: 5328 Orchard Park Ln
City: SB 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

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:

Your Name(s) and Address (PLEASE PRINT)

Name: Alan Siebaler
Address: 400 N San Marcos
City: Santa Barbara St. CA Zip: 93101

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

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:

Your Name(s) and Address (PLEASE PRINT)

Name: Yingbin Wang
Address: 664 Calle Anacleto
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

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:

Your Name(s) and Address (PLEASE PRINT)

Name: MARIA A. DOCOUTO
Address: 5334 Berkeley Road
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

May 31, 2018

Santa Barbara County Board of Supervisors
123 East Anapamu Street
Santa Barbara, CA 93101

Subject: Appeal of December 5, 2018 Planning Commission decision on the Patterson Ave Holdings New Office (Case: 16DVP-00000-00013; APN: 067-200-005)

Dear Supervisor Lavagnino and Board Members,

Attached are additional response cards from neighbors encouraging you to support this appeal and deny the project. To date, 224 neighbors who live in the Patterson area have expressed similar opposition to this project for very simple reasons - - they live here, they drive this increasingly congested and compressed intersection on a daily basis, and they are acutely aware of the collision risks that this project poses.

Each of you have either visited the site or been made aware of how this project will compound traffic risks. At the posted 45 mph speed limit, you're betting that, in the 1.5 seconds it takes to travel from the corner to the curb cut, the confluence of merging traffic will be able to adapt to vehicles exiting the subject at a near 90 degree angle. As staff confirmed, the only legal and allowable U-turn on Patterson would require the motorist to drive more than ½ mile to conduct a legal U-turn at Cathedral Oaks - - all but ensuring that traffic exiting the property will cross Patterson to access the turn lanes. It's for this reason, and the related planning reasons stated in our appeal and presentation to your Board on April 2nd that we request that you support our appeal and deny the project.

If your Board is inclined to deny the appeal, we encourage you to first request an updated traffic report to be reviewed by the Planning Commission. Given the current County re-alignment of lanes on Patterson and the growing traffic volumes from the Tree Farm development, it stands to reason that your Board would want to re-assess traffic volumes and patterns prior to making a final decision on this project. Such a report should address the following:

- a) Recent traffic lane adjustments on Patterson Avenue currently being installed (started after the current traffic study was completed).
- b) The current actual traffic count produced from the Tree Farm and other new area projects to compare that forecasted traffic loads with current actual loads.
- c) State the exact building occupant load used by the consultant to estimate traffic trips, and break out the number of employees, guests and visitors, as well as estimated number of employees estimated to use alternative transit methods.
- d) Define a 'single tenant office building' detailing how that use determines the parking and traffic count.
- e) Address the inadequacy of U-turn locations (Parejo, University, etc.) along northbound Patterson as well as the U-turn location for southbound traffic on Patterson.

- f) Comment on the impacts to traffic if the onsite parking is not adequate once the building is occupied.

The project has been reviewed as a single-tenant two-story height shell building. Given the uncertainty surrounding the actual use and load, should your Board deny this appeal we respectfully request the inclusion of the following conditions to provide greater certainty regarding traffic, safety, parking, landscaping, and design aesthetics.

1. **Gateway Site Layout Consistency:** To mirror the layout across the street, the building must be moved to the Patterson side of the lot and parking moved to the rear of the property. Setbacks and landscape buffers must also mirror the layout across the street. Reductions in building height must be required to accommodate the grade and maintain view shed.
2. **All Landscape Buffers On Site, Block Wall Removal:** All required landscape buffers must be designed entirely on site with no reliance on Cal-Trans or Country right of way (ROW). The County is currently engaging in a re-alignment of Patterson and it must preserve its ability to utilize this ROW to accommodate future needs. The 6' block wall along Patterson should be replaced with a decorative fencing (to mirror the design across the street). Removal of the block wall may aid in vehicular line of site.
3. **Redesign consistent with single tenant office use:** Given point one above the building should be redesigned with a flat roof no higher than 15' (industry average for a one-story office building) to maintain public's view north to the mountains, and future mezzanine use should be precluded.
4. **Parking:** Parking spaces (and resultant traffic study analysis) should be based on the maximum occupancy load as defined GSA.gov (which ranges from 48 to 65 employees). No offsite parking should be allowed and monitoring measures put in place. Should evidence be presented throughout the life of the project that the parking provided is not adequate the project will return to the Planning Commission for review of compliance with conditions of approval.
5. **Single Tenant Use Only:** Define a single tenant office use tenant (i.e., one company with space for their direct employees, visitors and clients). It should preclude one tenant signing a lease and then subletting incubator or similar small co-working spaces to other entities.
6. **Plan Changes, Tenant Improvements, or Changes of Use:** All changes to the building or tenant improvements must be reviewed and approved by the Planning Commission. In the event of a Planning Commission hearing, public notices shall be mailed at a radius of not less than 1,000 feet from the property.
7. **Occupancy Load:** Restrict the occupant load to the actual employee occupancy load as defined by the traffic engineers.
8. **One Year Review:** The project to return to the Planning Commission one year after occupancy by the original tenant for review of adequacy of parking and traffic impacts.
9. **Traffic Warning Lights:** Similar to the lights that notify drivers when fire trucks leave their stations, install a similar warning light for traffic exiting the property.

Although we appreciate the Applicant's incorporation of several TDM strategies, we are not certain that the County is adequately staffed to monitor and enforce these requirements. Furthermore, the Applicant has expressed their desire to ensure this building is designed to accommodate a range of uses over time. While that desire is understandable, the uncertainty of the project's many potential uses is troubling to neighbors given their traffic safety concerns. Here are a few examples which contribute to neighborhood uncertainty:

- a) The Applicant initially designed the building to accommodate a gymnastics center (with potentially higher traffic counts). The Applicant has since stated this will not be used for a gymnastics center (although ASTM standards recommend a minimum ceiling height of only 17' for trampoline use, well within the Project's 22' ridge height).
- b) Commissioner Blough commented at the initial appeal hearing that he had experience in building office shell buildings and he thought the bathrooms were not adequate in number for the proposed office square footage and that it was unusual that the bathrooms were located at the far end of the building. He asked the applicant to bring back revised drawings showing future office layouts. The applicant did not return with the requested drawings at the subsequent hearing.

We acknowledge that this Applicant, as with all applicants, wants to maximize utility. As stated in my April 2nd remarks, the desire for the Applicant's "highest and best" use should not come at the expense of safety and compatibility. On the topic of traffic intensity, your Board asked me for examples of acceptable uses with lower traffic impacts. While it is principally the responsibility of the Applicant to propose uses that are a) allowable and b) approvable, my research suggests that a furniture store, warehouse, and a senior care facility would each have lower trip generation than an office use. Staff could certainly validate this as needed.

Fundamentally, this project requires more certainty than a 22'6" tall shell building, and its related traffic safety issues, can provide. To conclude, I want to use the words of others to relay what many of you know to be true regarding the traffic realities of this complicated intersection.

*"...in an attempt to go back on the freeway...I had to go across two lanes of traffic not marked for that turn, and reach 2 lanes of traffic which would allow me to make the U-turn. It was very risky. I had to wait for traffic to break, and then when it did I raced a car that was coming pretty fast over the overpass to get to the turn lane. The traffic study here says that cars exiting right out of the one-way driveway would, to change directions, use that corner and that U-turn opportunity. **So we're already, in my view, suggesting a very questionable traffic issue. I'm not sure that our traffic study has been reviewed beyond the "shell" office building....in my view, a very clear and present danger of collisions.**"*

Commissioner Michael Cooney (4/25/18 hearing, emphasis added)

In response to accessing the turn lanes from the Subject. *"...I would never, ever use that corner (Patterson/Calle Real) as a u-turn. I would continue up to Berkeley...to make a rational driving move."* (Note: Berkeley has a posted no u-turn sign)

Supervising Planner Anne Almy (4/25/18, emphasis added)

"One of the real challenges of this intersection is that folks are making right turns on the red and they're looking to the left as cars are coming at high speed over the Patterson interchange. Cars are coming "up and over" the rise of the hill, they're going 40-50 miles per hour, so they're sitting there to make a right turn on the red and they look to the left to see the cars coming and they wait for the break and then they are looking to make sure they're safe as they're turning right and they're not looking to the right where this activity at this intersection and driveway is going to be."

Supervisor Gregg Hart (4/2/19 hearing)

"...When we talk about unintended consequences, if you don't do a U-turn there, don't they don't they go further/deeper into the neighborhood?"

Supervisor Steve Lavagnino, 4/2/19 hearing

"Yes, that's correct. Right now the U-turn is allowed at Patterson and Calle Real. We have at Parejo no (U-turn) restriction there but that intersection is smaller and doesn't really support a U-turn. University does not have a U-turn, you'd have to go all the way up to Cathedral Oaks for the next U-turn at a signalized intersection.

Traffic Engineer Gary Smart, 4/2/19 hearing

We urge you to uphold the appeal and deny the project.

Sincerely,

A handwritten signature in blue ink that reads "Paul Bradford". The signature is written in a cursive, flowing style.

Mr. Paul Bradford
Orchard Park and Goleta North Neighbors
5327 Orchard Park Lane
Santa Barbara, CA 93111

Enclosure: Recent neighborhood response cards supporting this appeal

cc: Supervisors Lavagnino, Williams, Hart, Hartmann, Adam
Clerk of the Board's office

de la Guerra, Sheila

From: Gayle Rodriguez <gayle@careygroupinc.com>
Sent: Friday, May 31, 2019 12:00 PM
To: sbcob
Cc: Trudi Carey
Subject: 80 N. Patterson Appeal
Attachments: 80 N Patterson.pdf; buildings.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.

Please find attached our letter to the Board of Supervisors for your distribution.

Gayle Rodriguez (for Trudi Carey)

The Carey Group, Inc.

Architecture/Planning

5325 Calle Real

Santa Barbara, CA 93111

BRE #01252583

gayle@careygroupinc.com

www.careygroupinc.com

(805) 964.7000 x103 tel

(805) 964.7022 fax

Confidentiality Notice: The information contained in this communication, including attachments is privileged, confidential and exempt from disclosure under applicable law. It is intended only for the exclusive use of the addressee. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. Please do not forward this email. If you have received this communication in error please notify us by telephone immediately at (805) 964-7000 or email gayle@careygroupinc.com and please delete this message from your system. Thank you in advance for your cooperation.



May 31, 2019

Santa Barbara County Board of Supervisors
105 East Anapamu Street
Santa Barbara, CA 93101

Reference: 80 N. Patterson Avenue Appeal of December 5th, 2018 Planning Commission decision on the Patterson Ave Holdings New Office (Case: 16DVP-00000-00013; APN: 067-200-005)

Dear Supervisor Lavagnino and Board Members,

As neighbors to the west and north of the subject property we support a single tenant office building use on the site, but have concerns about the excessively tall building shell that is proposed, as it is clearly not designed for a single tenant office use.

Typical one story office buildings are 5' tall, providing for interior ceilings of up to 12'. The shell building for this site, as proposed allows for a mezzanine or second floor being built at a future date or an open shell gymnastics center or R & D use. The traffic report was not based on such uses. Our concern, as well as the concern of the neighborhood is that once approved with a 22'-6" ridge, the applicant could move other use tenants into the building that do not require tenant improvements without Planning Commission approval.

We urge you to deny the project as presented. However, if the project is not denied it should be redesigned to a maximum height of 15' to preclude other uses in the future by this applicant or any other. We would like to see the following conditions required to insure the building is limited to a single tenant office use:

- 1) No offsite parking allowed.
- 2) Should evidence be presented throughout the life of the project that the parking provided is not adequate, the project will return to the Planning Commission for review of compliance with the conditions of approval.
- 3) No mezzanine is allowed to be constructed at any time.
- 4) Gymnastic or sports club use is precluded on this site.
- 5) The building use is limited to a single tenant office use at all times (define a single tenant office use tenant)
- 6) Limit building square footage to that at the time the time of approval.

- 7) Condition the project to return to the Planning Commission one year after occupancy by the original tenant for review of adequacy of parking.
- 8) Require a tenant improvement application for all future changes to the building to alert the County to a change in tenant and or use.

Such specific and tight conditions are necessary due to the applicant's openly stating on numerous occasions that he plans to change the site use and building configuration once approved. See photos and illustrations attached.

We further request that if the project is not denied, the Board require the following:

- 1) Redesign the building with a flat roof, of no higher than 15' (industry average for a one-story office building) to preclude a future mezzanine or second floor or other high clearance uses.
- 2) Reduce the size of the building by 1500 sf to allow for 5 additional parking spaces since no street parking is available in front of the site.
- 3) Request an updated traffic report, outlining the exact occupant load used in the study, breaking out the number of employees, guests and visitors used in the traffic study's calculation of the parking and traffic count. Detail outlining how many of the occupants are assumed will use means of transportation other than personal vehicle. Have the traffic study define what their report numerically is using for a "single tenant occupant load".
- 4) Require the applicant to provide a floor plan showing a single tenant layout for the building based on the occupant load expressed in the updated traffic report and restroom locations to make sure the building shell will work for a one tenant office building use.
- 5) Require the applicant to provide assurance from Cal Trans that the project will be granted an unconditional easement by Cal Trans to use the Cal Trans right of way for the proposed project's fire department hammerhead requirement as shown on the drawings.

In conclusion, the project requires more certainty than a 22' 6" tall shell building can provide. I urge you to uphold the appeal and deny the project.

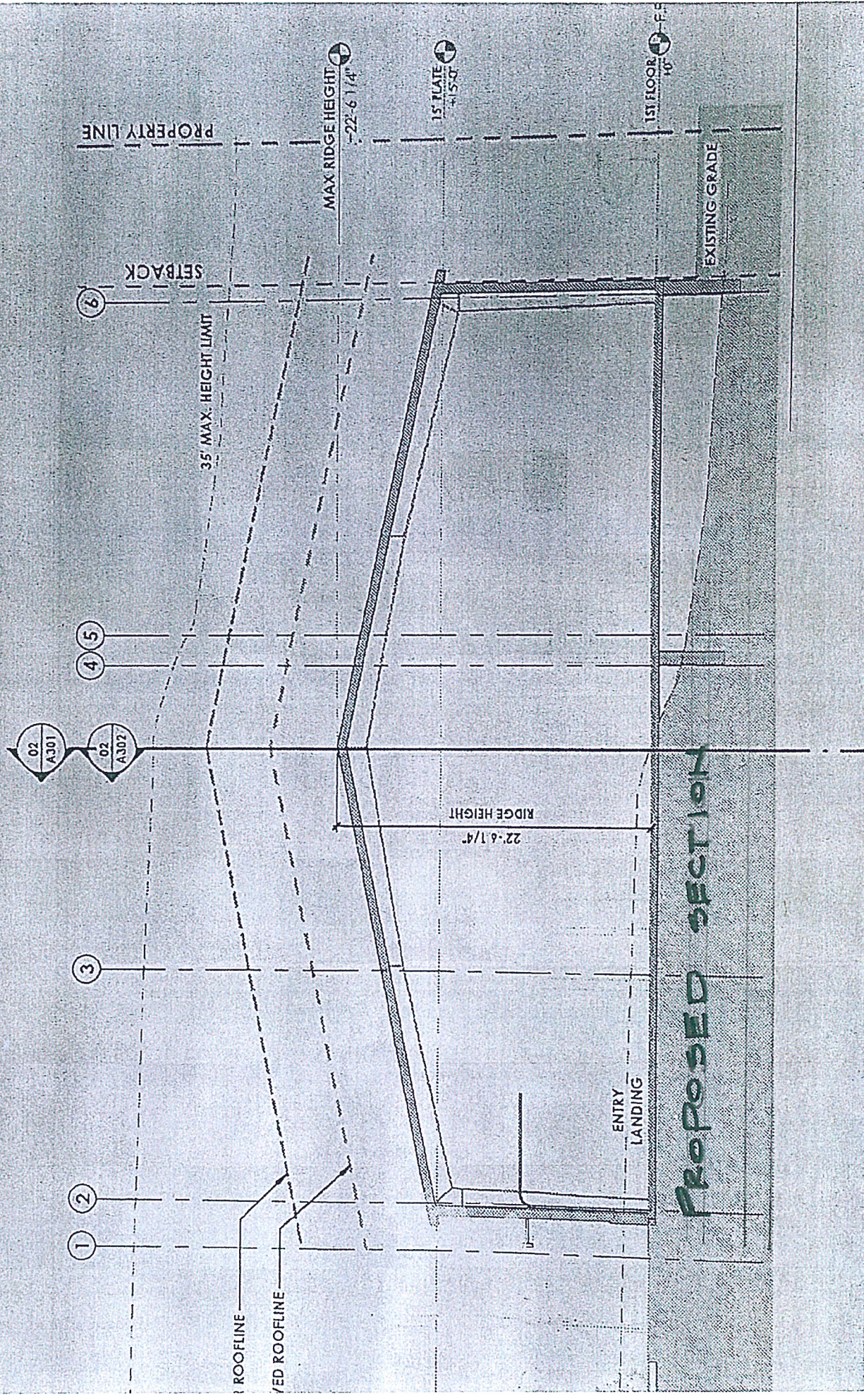
Sincerely,



Trudi Carey, Manager
Patterson 101 Self-Storage
Patterson Plus Self-Storage



2017 DE LA VINA STREET - EXAMPLE OF ONE STORY HEIGHT





35 MAX. HIECHTUM

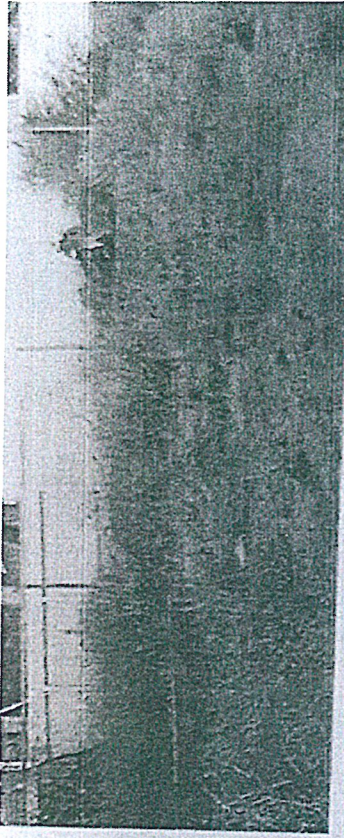
1

2

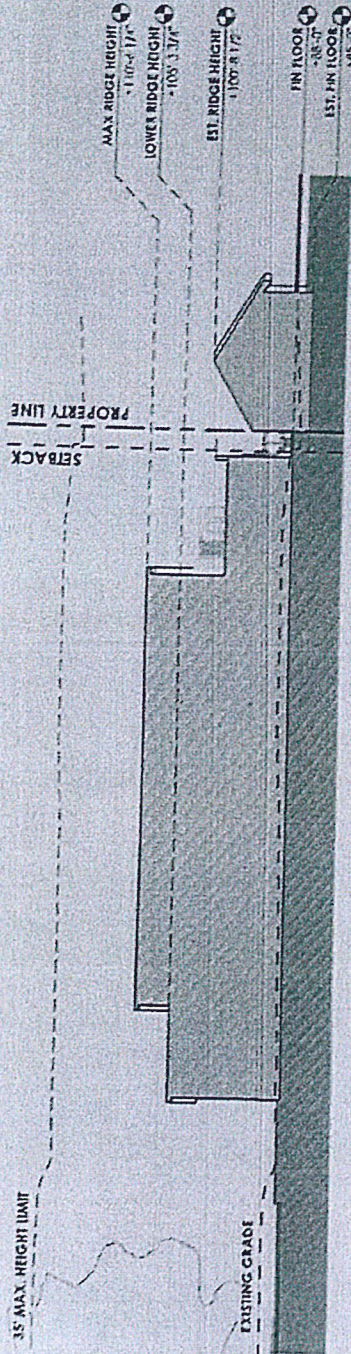
3

4

5



THE VIEWS TO THE SOUTH FROM THE 20 ADJACENT NORTH PROPERTY ARE



SCALE TO ADJOINING RESIDENTIAL RENTAL

610 Hollister Avenue
Newly Constructed Industrial Building



80 N. Patterson Appeal

EXAMPLE OF INDUSTRIAL HEIGHT