

Katherine Douglas

Public Comment

A-29 and #4



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**From:** Phyl Noble <phyl.noble@me.com>  
**Sent:** Tuesday, May 12, 2026 8:42 AM  
**To:** sbcob  
**Cc:** Singer, Ben; Bob Nelson  
**Subject:** Public Comment for Items 4 & A-29 - Phyllis Noble  
**Attachments:** -BOS Public Comment for May 12 Hearing- Items 4 & A-29- Phyllis Noble copy.pdf

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Dear Chair Nelson and Members of the Board of Supervisors,

Please find my public comment for Items 4 & A-29 on today's agenda.

Kind regards,

Phyllis Noble

To: Santa Barbara County Board of Supervisors  
Attn: Clerk of the Board / Supervisor Nelson  
From: Phyllis Noble

Date: May 12, 2026

Subject: Public Comment for Items 4 and A-29 – May 12 Hearing

Position:

- Item 4 (Commercial Streamlining/Parking): SUPPORT with request for Summerland inclusion.
- Item A-29 (Speed Limit Ordinance): SUPPORT with request for Summerland prioritization.

To Chair Nelson and Members of the Board,

My name is Phyllis Noble, and I am submitting these comments as the President of the Summerland Community Foundation and as Past President of the Summerland Citizens Association (2022-2025). Please accept the following testimony into the public record regarding today's agenda items:

**Item 4: Zoning Ordinance Ministerial Streamlining**

I strongly urge the Board to ensure Summerland is included in the proposed ministerial streamlining and reduced parking requirements.

Our commercial district was initially formed on 25-by-50-foot 'tent lots.' While some have merged, they remain small and are largely occupied by historic homes from the 1920s that were converted into commercial retail. This specific architecture is the 'charm and draw' of Summerland.

However, when these small, legacy lots are required to provide modern onsite parking for a change of use, it is both physically and financially prohibitive. I have two clients right now who are facing the heart-wrenching decision of demolishing these 1920s buildings because the cost of addressing parking constraints simply doesn't pencil out. If we want to preserve the unique character of Summerland, we need these downshifted parking requirements and ministerial pathways.

**Item A-29: Speed Limit Ordinance**

While I support the current amendments, I formally request that Public Works prioritize Summerland for upcoming speed reductions. As previously acknowledged by Traffic Engineer Gary Smart, the arterial roads surrounding Summerland have become a high-speed shortcut for Highway 101 traffic, creating significant safety concerns that we have documented in multiple community meetings.

I remain available to provide data and insights to support staff in these efforts.

Sincerely,



Phyllis Noble

President, Summerland Community Foundation  
Past President, Summerland Citizens Association (2022–2025)  
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