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Alexander, Jacquelyne

From: Gayle Rodriguez <gayle@careygroupinc.com>
Sent: Monday, June 3, 2019 9:04 AM
To: sbcob
Cc: Trudi Carey
Subject: 80 N. Patterson
Attachments: 80 N Patterson rev.pdf; 80 N Patterson Exhibits.pdf

REPLACEMENT # 1
 DATE 6/3/19 TIME 9:04 AM

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Dear Clerk of the Board of Supervisors,

Attached please find our revised letter and exhibits regarding 80 N. Patterson Ave. with the following corrections:

1. Corrected two typos in the letter.
2. Cleaned up the exhibits using better quality reproduction of the applicant's drawings recently available to the public.

Thank you in advance for distributing these to the Supervisors

Trudi Carey

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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 15' 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 ensure 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.

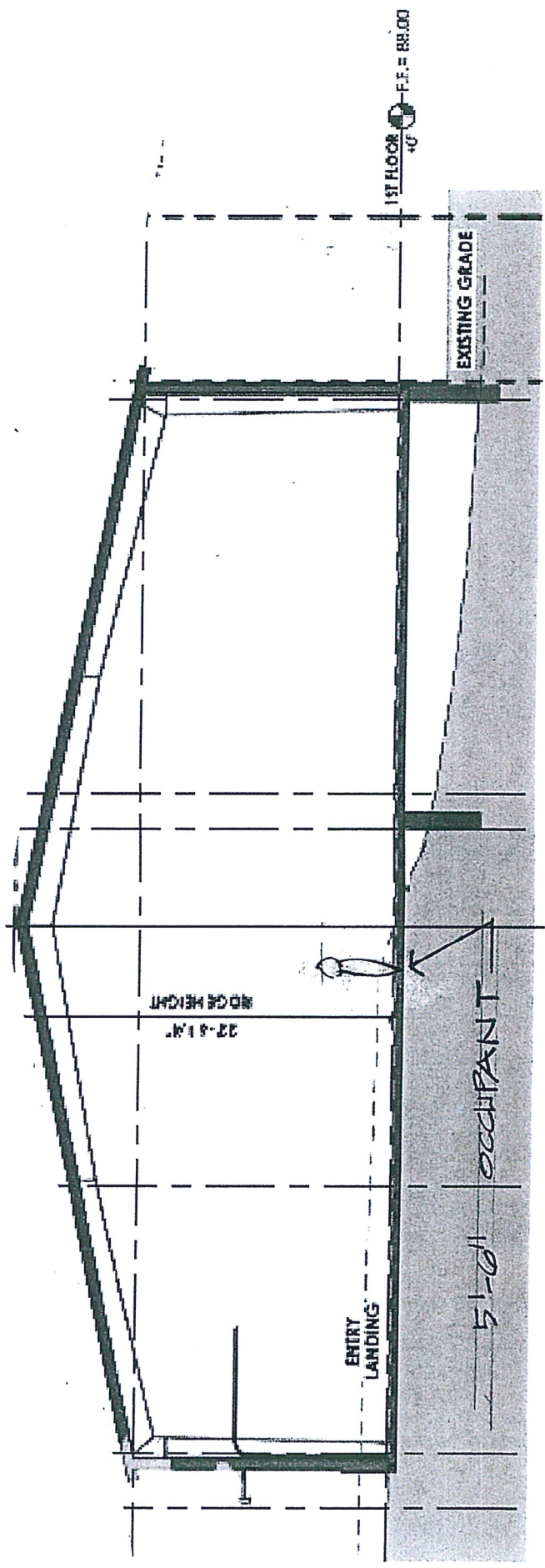
Sincerely,



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



2017 DE LA VINA STREET - EXAMPLE OF ONE STORY HEIGHT



1ST FLOOR
4'0" F.F.E. = 88.00

EXISTING GRADE

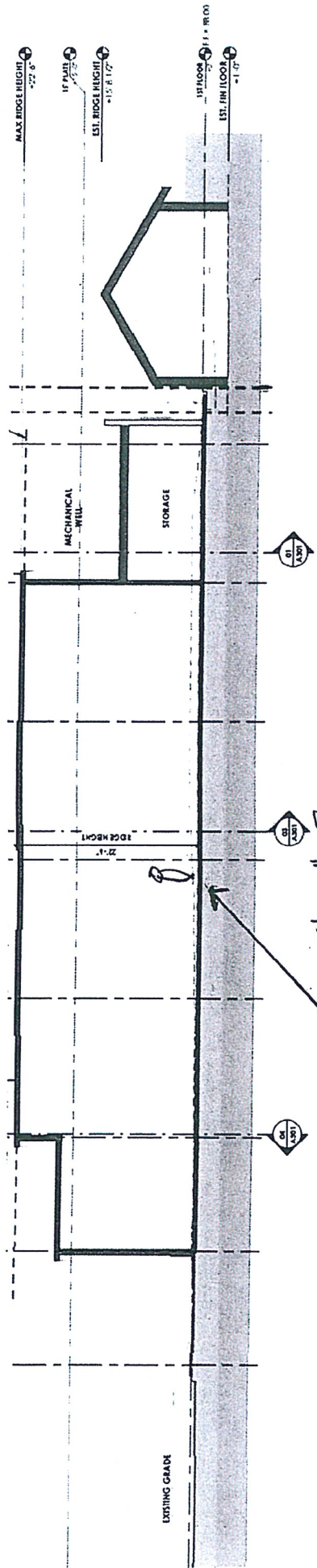
ROOF HEIGHT
27'-6 1/4"

ENTRY
LANDING

INCLINANT

5'-0"

80 N. PATTERSON BUILDING SECTION



80 N. PATTERSON BUILDING SECTION

610 Hollister Avenue
Newly Constructed Industrial Building



80 N. Patterson Appeal

EXAMPLE OF INDUSTRIAL HEIGHT