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West Beach Neighborhood

January 6, 2025

Re: 308 W. Montecito Street (January 6, 2025 ABR Agenda, Item #1)

Chair Anderson and Board Members,

Allied Neighborhoods Association, an alliance of neighborhood associations, has been working for five decades to preserve and protect the City and its neighborhoods through conservation and good planning. Allied appreciates your review of this project as well as the opportunity to comment and pose a few questions.

1) What is the DENSITY maximum for this lot?

On page 1 of the plan, it shows that maximum density is 6 units based on size of units. How many units can the owner build on this property given that this is proposed under the State Bonus Density program?

2) Merged lots?

Were the 302 W. Montecito and 308 W. Montecito lots actually merged when a hotel was proposed a few years back? Or was that just a PROPOSED lot merger? Are these now 2 separate lots?

3) Inadequate Bicycle Parking

This proposal is for six two-story apartment buildings, each with 2 apartments of 2-bedroom/2-bath each. Total of twelve 2 bedroom/2 bath units and a total of 24 bedrooms.

The developer specializes in housing for out-of-town SB City College students. Like the other student housing projects I've seen, it's not unusual to see 2 students in each bedroom, which for this project could mean a total of 48 residents.

Also, the project states that there will be 12 bike parking spaces. Where are the bicycle parking spaces located on the plan?

Given that there could be as many as 48 residents, 12 bicycle parking spaces is just not adequate for this number of potential residents.

Plus ebikes are a bit bigger than regular bikes and are very common these days. They are the preferred bike style and provide an easier way to commute around Santa Barbara and to get up the hills on the Mesa.

Neighborhood Impacts

Even though this and other housing projects are within walking distance to SBCC, students still bring cars with them to Santa Barbara when they attend school. And they compete with local residents and restaurants and other businesses for curb space.

This project will increase traffic and increase lack of parking in an already impacted neighborhood. The existing residents and businesses do not have enough parking currently.

The West Beach Neighborhood is already impacted in relation to parking and traffic. What can be done about this parking problem? What sort of program should the developer be involved in so that his tenants don't bring cars to Santa Barbara when they are 2 blocks from SBCC?? What is the City and SBCC doing to encourage students NOT to bring cars to Santa Barbara when they move here to attend SBCC? Parking is also a big problem on both the Westside and Eastside residential neighborhoods where cars are needed by working class families.

I realize that the ABR purview doesn't involve parking yet who do we voice these issues to?

Again, thank you for all your work on this project and attention to the details.

Sincerely,

Mary Turley,
President, Allied Neighborhoods Association

Cc: Elias Isaacson
Sarah Knecht
Kelly McAdoo
Allison DeBusk
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