



General Public Comment Received

| Name of Sender | Distributed prior to hearing | Distributed after the hearing |
|--------------------|------------------------------|-------------------------------|
| Melissa Cunningham | X | |
| Sunita Beall | X | |
| Susan Shields | X | |
| Dan Fleury | X | |
| Ericka Dixon | X | |
| Paulina Conn | X | |
| George Bajor | X | |
| Elly Bajor | X | |
| Sunita Beall | X | |
| Rich Untermann | X | |
| Melissa Cunningham | X | |
| | | |
| | | |
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From: [Melissa Cunningham](#)
To: movesbcounty@googlegroups.com; [SB Path Supporters](#); [COAST](#)
Subject: Fwd: A Reminder... in Your Spare Time If You Haven't Seen This
Date: Wednesday, January 11, 2023 8:40:07 PM

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EXTERNAL

Our Senior Program Manager for our Education and Encouragement Program, Kim Stanley-Zimmerman, shared this with us tonight and I thought I would share it with all of you. A very worthy 15 minutes spent out of your day or evening and it highlights some very good arguments for **increasing** safe bicycling infrastructure in our community!
<https://youtu.be/KTT7i3SKpMQ>

Melissa Cunningham

Manager of Cycling Without Age Santa Barbara

MOVE, Santa Barbara County (formerly SBBIKE+COAST)

work: 805.845.8955 x 3

mobile: 970.209.9560

www.MoveSBCounty.org

www.cwasb.org

Greta Walters

From: Sunita Beall <sunita.beall@gmail.com>
Sent: Monday, January 16, 2023 12:15 PM
To: Randy Rowse; Alejandra Gutierrez; Mike Jordan; Oscar Gutierrez; Kristen Sneddon; Eric Friedman; Meagan Harmon; Hilda Maldonado; Jason Harris; Lindsey Drewes; Community Development PC Secretary; SSAC Secretary
Cc: Sunita Beall
Subject: Paseo Nuevo Mall / city workforce housing

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EXTERNAL

Dear Mayor Rowse, Superintendent Maldonado, city council members, and city planners,

As a member of the community, I have been following the discussion in regard to the sale of Paseo Nuevo Mall closely. I have visited this community since 1991, when my husband began his graduate studies at UCSB, and we moved here in 1999. Having grown up in the Bay Area with some very pedestrian friendly, outdoor malls I found that Paseo Nuevo never seemed to become the vibrant center of downtown that it should have been even when retail shopping was at its peak.

As always, I have felt that downtown has often been out of alignment with the greater Santa Barbara community around it. Many of the landlords are at fault for this but until the pandemic there seems to have been a great deal of passivity on the city planning and leadership side.

During the pandemic I became very involved in speaking to the SB Unified School Board. While I initially was promoting the return to school, from a medical standpoint, I soon began to become involved in issues such as literacy and funding for vulnerable students. My children have grown up and are mostly independent, and now I have more time for becoming involved in the community. I have begun to speak out on issues that are vital to our community. As a resident of 22+ years who has worked and raised children here, I also feel that I am representative of a significant sector of the community- adults who use community services and amenities and also intend to stay in the community for the long term. I hope that my children not only can return but want to return. My husband and I are homeowners with a significant but not overwhelming mortgage. I am a physician who was in private practice but I am now employed by UCSB and my husband has owned a privately held software company in town for 19 years with 15-20 employees.

One of the issues that I am promoting with the school board is the idea of workforce housing for teachers. This may not be part of the usual governance on the SB USD but this has to be on their radar, in order to retain quality teaching and administrative staff. But workforce housing is no doubt an issue for every city agency.

In listening to this discussion in regard to Paseo Nuevo, as well as many others, the common thread is that the SB community needs to revitalize downtown for its residents, not just tourists, retain young people who grew up here and are part of the essential infrastructure but cannot afford their first home or rentals, and create a vibrant community hub.

If Paseo Nuevo has a lease issue and is going to be sold in what appears to be a fire sale, consider this:

- 1.
- 2.

3. Purchasing the property, and turning
4. the site into a combination of essential city workforce housing (teachers/ police, firefighters and other emergency staff, city staff) and also set up this site to be dynamic and interactive with State Street.
- 5.

- 2.
- 3.
4. A good workforce housing program would
5. not be intended for permanent housing, but to give owners an opportunity to save and build equity for their next house or retirement, wherever they choose to live.
- 6.

- 3.
- 4.
5. The city has been struggling with the
6. site of the Farmers' Market. Have the Farmers' Market held there, and any other family friendly events. The first floor could be city friendly retail, such as exercise, food shops, maybe even some city businesses.
- 7.

- 4.
- 5.
6. Have not just the city and state fund
7. this endeavor, but the community. I would give money to this project. And let's talk about the elephant in the room, the unincorporated areas of Montecito, Hope Ranch, etc. They benefit greatly from city services, especially the schools, are not required to
8. provide workforce housing in their areas, and they should be on the hook for all this, in some way.
- 9.

- 5.
- 6.
7. Who better to have in the center of
8. our city than our central workforce?
- 9.

I look forward to hearing your thoughts in this matter.

Sincerely,

Sunita Beall

From: [Susan Shields](#)
To: [SSAC Secretary](#)
Subject: Input for State Street plan
Date: Monday, February 13, 2023 6:40:52 PM

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EXTERNAL

One feature of the old State Street that has been lost is the shuttle that ran the length of State and intersected with the shuttle on Cabrillo. It was extremely useful for people without cars as it enabled a person to gain easy access to the Amtrak station after arriving downtown by bus. This was a particular benefit upon returning home from the train, when the walk back to the bus station is uphill while the traveler may be burdened with luggage. Besides that, it made it possible for tourists to walk the length of downtown State Street either north or south and then take the shuttle back to their car. Obviously elderly visitors, and local residents, also made use of this option. Many other cities have similar shuttles, a notable example being the DASH system in Los Angeles where, to encourage ridership, the rides are free.

Could this feature not be restored? Surely a way ought to be found such that small electrified vehicles could travel up and down the center of State Street, either free of charge or for a token fare. This would greatly benefit all kinds of pedestrians.

Susan Shields
3033 Calle Rosales, SB 93105

From: [Dan Fleury](#)
To: [SSAC Secretary](#)
Subject: Upcoming Meeting: State Street Development
Date: Monday, February 13, 2023 10:34:38 PM

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EXTERNAL

I would like to make one suggestion, and that is to put an arcade in for kids. Give them something to do. There was an arcade once close to the Arlington theater once and it also had a back room where I was able to take bass lessons. Maybe an arcade with a pizza joint inside like in the old Macy's building?

**Dan Fleury
617 Garden Street #320
Santa Barbara, CA 93101**

From: [Erickakdixon](#)
To: [SSAC Secretary](#)
Subject: Comment to SSAC
Date: Tuesday, February 14, 2023 7:07:15 AM

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EXTERNAL

To the State Street Advisory Committee,

I am a lifelong Santa Barbara resident, and want to thank you for making State Street look and feel better than it ever has. With more positive changes ahead, I am excited for our downtown's future. State Street has had new life breathed into it since the pandemic, and I spend more time and money there than I have in a very, very long time.

Removing the ugly and cumbersome bike lane was an excellent move! Creating a cohesive, elegant and fun State Street befitting Santa Barbara's gorgeous identity is the absolute best move for our residents, visitors and commerce.

PLEASE consider de-incentivizing property owners throughout Santa Barbara from allowing buildings to remain empty, and you will breathe new and sustainable life back into our beautiful city. It is a well known fact that empty buildings contribute to increased crime, and here in Santa Barbara, they create a needlessly sad and destitute impression. De-incentivizing owners from leaving buildings empty, is an essential element of a cohesive plan to complete the revitalization of our downtown.

Pedestrian Zones are the heart of the most beautiful cities and towns in the world. Thank you for reclaiming Santa Barbara's place amongst these most beautiful places.

With gratitude,
Ericka D

From: [Peter Conn](#)
To: [SSAC Secretary](#)
Subject: State Street supposed makeover does not improve things
Date: Tuesday, February 14, 2023 3:18:45 PM

EXTERNAL

Dear State Street Make-Over Committee,

Please return State Street to the way it was before the pandemic.

Put the benches back. Turn the fountains on. Clean the bricks.
Put the old bicycle path back and allow vehicles to return.
Put the passenger loading zones back.

Why? Because this was a beautifully designed business area.
What other City has 20' wide brick sidewalks that are landscaped with shrubs, trees, and fountains?
It has worked for everyone. It was beautiful.

First responders had access to everything if needed. Now they do not.
All businesses had equal visibility and access. Now they do not.
I have heard complaints by the elderly that they can no longer easily access the Granada theater.
The distance is too far and inconvenient. They used to be able to be dropped off at the Granada theater entry.

Santa Barbara does not need a so called "promenade" on State St. It was already a "promenade".
"Promenades" are for ugly cities that do not work. Santa Barbara was beautiful before the pandemic and worked nicely.

Bicycles are modes of transportation. E-bikes even more so.
They **should not be weaving in and out of heavy pedestrian areas.**
The old State St. kept them separate.

Heaters for out door dining should go!

If Santa Barbara is too cold for outdoor dining then dining has to move indoors.
It is very bad for the environment to have all these gas heaters.

Why do you forbid new gas connections for new homes and permit these polluters for unnecessary restaurant out door dining?

Please return State St. to its beautiful and very useful old self.

If there are vacant stores that are so because of lack of need for business then turn them into housing.
If they are closed due to greed of owner, then there is nothing you can do unless you forbid the vacancy.

What is being done by all of you is totally misguided and wasteful of time, energy and money.

Figure out how to create really nice bicycle paths along our one way streets. We can have just one lane for vehicles and one for bicycles. This will be safer for bicycle rides and for pedestrians crossing these now dangerous two lane one-way streets. Now, one lane of traffic might be stopped but the lane next to it is not. Boom! or Screech! you have a collision with a person crossing the street or a near miss. Visibility by the pedestrian will be so much better. there will be a much wider lane for the cyclist.

Please work on things that really matter. State Street's so called "makeover" is not necessary nor desirable.

Bring back the parades on State St.

And Yes, I have contemplated the entire closed off State St. as a single level "promenade". STUPID! This is not the place for this kind of concept!

Sincerely,

Paulina Conn

long time Santa Barbara resident who has witnessed the beautiful changes to Santa Barbara by past City Councils. What is happening now is aimless busy work with no purpose.

805 682-5183

From: [George and Elly Bajor](#)
To: [SSAC Secretary](#)
Cc: [George Bajor](#)
Subject: State Street
Date: Tuesday, February 14, 2023 7:55:46 PM

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EXTERNAL

Please reconsider the entire plan of making State street a permanent pedestrian promenade. Before it was closed to vehicular traffic, State St. had many advantages it no longer does.

1. No handicapped access. Because my wife is handicapped and uses a walker, the inability to drop off in front of the Granada theater, and the necessity of walking from Anapamu Street, has made it impossible for us to continue to attend the Symphony after 30 years membership nor any performances at the Granada. I have noticed that the same problem holds true for many residents of retirement communities whose vans are lined up on Anapamu Street. The traffic jam created by these vans and the valet parking is also a major problem.
2. No Emergency vehicle access. I don't understand how fire engines, police, or ambulances access any emergency in the middle of a block on State Street.
3. Access to parades and other events. One of the greatest charms of our city, and a great tourist attraction, has been Fiesta and the Summer Solstice Parade plus other parades and events on State Street. Moving these events to another street does not provide the same ambiance as State Street.
4. Hazard to pedestrians from bicycles. Before State Street was closed, there were bike lanes on both sides of the street, properly separating bicycles from cars and pedestrians on the sidewalk. This is no longer true.
5. Increase in CO2 emissions from outdoor heaters. Since the closure of State Street, the additional outdoor restaurant seating has necessitated increased use of outdoor heaters, which emit CO2. I do not understand how the City can prohibit natural gas connection to new housing construction, yet allow widespread use of propane burning outdoor heaters by restaurants on State Street and elsewhere!

I understand a need to help restaurants by allowing them to expand into the street during the pandemic and its restrictions. But that is over now, and it is time to restore State Street to its former use and configuration.

George F. Bajor, M.D.

From: [George and Elly Bajor](#)
To: [Santa Barbara City Council](#); [Randy Rowse](#); [SSAC Secretary](#)
Cc: [George Bajor](#)
Subject: State Street
Date: Tuesday, February 14, 2023 8:08:13 PM

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EXTERNAL

Although the Council and Ad Hoc are convinced to be in the process of revitalization, you have, in fact, actually destroyed the vitality and charm, history, and uniqueness of State Street and have spent more and more money to implement a plan that is not a functional, workable or reasonable plan for the City of Santa Barbara.

No matter what changes or improvements for the park-lets you make, the fact is they do not belong on State Street. Nothing you could possibly come up with, such as colorful paint, will Improve their appearance or presence there....it is a mess.

Please note you cannot make a silk purse out of a sows ear.

Please put State Street back together again and make it functional, inviting, safe and beautiful.

Elly Bajor, Santa Barbara

From: [SUNITA SUDANAGUNTA](#)
To: housingelement@countyofsb.org; jHartmann@countyofsb.org; lcapps@countyofsb.org; steve.lavagnino@countyofsb.org; Nelson@bos.countyofsb.org; SupervisorWilliams@countyofsb.org; [SSAC Secretary](#); [Randy Rowse](#); DRandolph@santabarbaraca.gov
Cc: [Hilda Maldonado](#); newsmakerswithjr@gmail.com
Subject: Housing, etc.
Date: Tuesday, February 14, 2023 10:27:41 PM

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EXTERNAL

To Santa Barbara city planners and officials,

I have been following the housing conversation in news outlets, op eds and various discussions in council meetings.

There have been some very interesting comments made, and while all these conversations are happening, it is not clear to me that all the interested parties are directly talking to each other.

Santa Barbara does not have the luxury of urban sprawl. With ocean and mountains on one side, and a single wide highway north and south, the county is not amenable to high intensity commuting. We really only have the choice of building densely and/or upwards.

I read that when the eviction protection ended last year, 20% of the requests for aid were from city employees.

I have been listening to the discussion in regard to AUDs. Yes, they can provide more housing. But, the question is- for whom? My husband and I own a property that has a large main house with a portion that could be converted into a junior UAD. Currently, that portion is now occupied by my elderly mother-in-law and my brother-in-law. I have two teenage children. We have considered downsizing but having bought our home in 2005, we would pay about the same amount of money for a lot less house and land. We could transfer our property tax basis but our mortgage would be the same. But if we added another AUD we would have the possibility of providing for our adult children, if they want to return to Santa Barbara, and making our property affordable for ourselves. So AUDs may be the way in which families will be able to afford to stay in Santa Barbara. I doubt that they will significantly increase the rental inventory for this reason as well as other reasons.

I have also read a discussion comparing developers building affordable housing as being akin to widening a highway- the fix helps initially but worsens the situation over time. Santa Barbara is a great place to have a second home or invest in real estate. So when developers build a mix of market rate and affordable housing they attract purchasers from elsewhere, and create an even greater need for people to manage the infrastructure to

support these non-working or transplanted residents.

Cottage and UCSB are the largest employers in Santa Barbara. In addition UCSB has 33,000 + students that need housing and they provide a fraction of the housing that is needed. Outside of the ongoing litigation in regard to student housing, how is the city of Santa Barbara asking these large employers to become involved in the housing conversation? How are they being asked to contribute to decreasing the numbers of people forced to commute to work for them?

If major urban cities such as San Francisco and LA can have developer requirements for affordable housing why not also have requirements for major employers to support workforce housing? And how much of the “bed taxes” are being used to provide affordable housing for hospitality employees?

It is unrealistic to expect people to be car-free when there is so little public transportation available. And California is a place where people drive everywhere, especially to visit other parts of the state. Planning for one car is more realistic, for young people and young families.

Which brings me to the subject of Paseo Nuevo and La Cumbre. They both have plenty of parking, and could sustain living spaces over the types of retail stores that a community can support. Both of these places could also become a hub for community activities such as farmer’s markets, etc.

Paseo Nuevo, more specifically, would be ideal for workforce housing with its central location. As a mall, it has never been particularly attractive. However, as part of the re-imagining of the city center, it would bring a healthy vitality to downtown. Similarly, La Cumbre would do the same for the upper State hub of Santa Barbara, which is growing rapidly.

If we focus on workforce housing, affordably, we increase the density of our residents in a way that is healthy for our community. As a community member, I would contribute to this type of project. We should all feel responsible for the people we work with and employ. Rather than expect generosity from developers, we should ask for generosity from the state and from our residents. If we can ask for millions of dollars to preserve free space in the county, can’t we ask to preserve quality of life for our residents? It may feel like a cost, but actually, we all gain.

Sincerely,

Sunita Beall

From: [Richard Untermann](#)
To: [SSAC Secretary](#)
Subject: State meeting at MTD
Date: Wednesday, February 15, 2023 10:42:47 AM

[You don't often get email from runtermann2@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

EXTERNAL

STATE STREET COMMITTEE

I celebrate all the good work that your Committee and the Council has done to bring State Street to where it is today—however,

The list of failed Main Street Malls is too long to repeat, yet there are several ways to improve chances of success, and here is one:

SHORTEN THE LENGTH OF DEVELOPMENT – on State Street create 2 Pedestrian Plazas - one between Haley and Ortega, and the other between Carrillo and Victoria Streets. The uses are obvious - Upper State is ‘Cultural’ while lower State is more ‘Partying’.

The 3 blocks between (Ortega to Carrillo) could be returned to traffic. These 3 blocks are parallel to Paseo Nuevo’s Mall, so pedestrians could turn into it, encouraging more people to see the Paseo, use it, shop, etc. It also turns out these blocks have few restaurants and outdoor dining bulbs. The street would create separation between Plazas, and open viewing to drivers (i.e. Coast Village Road is a treat to drive on).

Traffic could enter or exit State via Ortega, DeLaGuerra, Canon Perdido and Carrillo Streets. It could serve as the Farmers Market, parades, emergency vehicles, deliveries, and be a nod to those who think State Street should belong to the car.

Some of my reasoning :

- The most successful Pedestrian streets are small, and compact – Healdsburg and Sonoma Squares, Little Italy Plaza in San Diego, Monterey, and so on.
- Cost savings – building 5 blocks instead of 8 will be a substantial savings during both construction and maintenance.
- Go slow – be incremental, see and learn from what works.
- Construction would be simplified, as the center part could be relatively undisturbed.
- Filling State Street with walkers and stores has its challenges and is difficult. --Successful malls have introduced Convention Centers or Stadiums which Santa Barbara can’t.
- In a nod to Santa Barbara’s culture, the history of Spanish towns are Plazas and Courtyards, not streets. We have the opportunity to carry out that historic tradition with State Street.
- Diversity is a key ingredient in Pedestrian planning. Contrast and detail are important while walking. With 4 different ‘places and feelings’ i.e. Lower State, Paseo Nuevo, State with cars, and North State, there are many options.
- The Plazas could be funded in part with the city’s 2% Storm fund, returning some of the value to the tourists who pay for it.

-If, in the future, the Plazas were so successful, the remainder could be converted._

-There could be two designers - one for each Plaza – creating a different feel and perhaps gaining from the different talents within each office.

And – some of our most successful Pedestrian Places are on traditional streets – like Carmel, and Lower Coast Village Road

where the car is carefully integrated into Pedestrians.

Thanks for your time, Rich Untermann 805 886 3922

Comment from Cycling Without Age



Melissa Cunningham <melissa@move

To SSAC Secretary

Cc John Boettner

Reply Reply All Forward

Thu 2/16/2023 10:25 AM

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EXTERNAL

To State Street Advisory Committee Members and Staff,

Thank you for the thorough research and outreach you are conducting with the planning for the lower State Street Corridor. I am writing on behalf of [Cycling Without Age Santa Barbara](#). Under the fiscal sponsorship of MOVE Santa Barbara County, we have been providing elders and the less abled with "bike" rides for over 4 years. We take them out in a trishaw- a 3-wheeled tricycle with a bench in front that can safely carry 2 passengers. We are in over 7 residential facilities including Garden Court in downtown Santa Barbara. We regularly take riders on State Street which is an unforgettable experience for them and the community members and visitors they no doubt interact with. I want to express our full support of keeping a pathway or shared space for bikes and other micro mobility devices on State Street in the future design. Hopefully all 3 draft design concepts can include ways to keep the space shared; for our riders and everyone who has been able to safely be on State Street without cars.

Thank you,
Melissa Cunningham

Melissa Cunningham

Manager of Cycling Without Age Santa Barbara

MOVE, Santa Barbara County (formerly SBBIKE+COAST)

work: 805.845.8955 x 3

mobile: 970.209.9560

www.MoveSBCounty.org

www.cwasb.org

