

Eric & Elenor Wernicke
 407 W. Pedregosa #2
 Santa Barbara, CA 93101

RECEIVED

2016 JAN 14 PM 4:00

CITY OF SANTA BARBARA
CITY CLERK'S OFFICE

December 21, 2015

Re: Project Design Review of 1818 Castillo St

To Whom It May Concern:

We are writing to express our opposition to the lack of parking provided for the proposed development of 1818 Castillo St under the new AUD project.

This project allocates 8 parking spaces for 19 bedrooms, this is not enough. It does not fulfill the actual needs of the neighborhood.

Prior to the AUD, at least 16+ spaces would have been required. According to actual data from the city's General Plan Update, the following minimum is necessary:

		Projected Percentage Needed	Actual Needs
7 Units			
Cars Per Unit	0	6%	0
	1	29%	2.03
	2	48%	6.72
	3	14%	2.94
	4	1%	0.28
	5	2%	0.7
Number of spaces actually needed >>			12.67

Guidelines for implementing AUD projects should include an interpretation of the ordinance. For example:

- The definition of a "Unit" should have an interpretation as to the number of acceptable bedrooms per unit so as not to exacerbate the loosening of parking restrictions.
- According to the Housing Element Implementation (H17.1), tandem spaces, additional maneuvers, and stackable parking devices should be considered.
- If tandem parking could be included at minimal costs, it should be required.
- A general study of neighborhood parking requirements for the neighborhood being impacted should be required before approving designs.

If the neighbors in the community are being asked to subsidize the development with parking spaces they have become accustomed to, the city itself should also offer parking subsidies in the form of reducing red-painted-curbs where appropriate. Often times, the red-painted-curbs may extend past their actual intended requirement. A general neighborhood parking study may reveal this. Scrapping off unnecessary paint would be a cost effective way of allocating more on street parking.

While we understand the loosening of parking restrictions is intended to spur development, we believe the pendulum may have swung too far in the direction of leniency without considering the actual neighborhood impact.

We are asking the Architectural Board of Review and the Planning Commission carefully review the needs of the existing neighborhood before altering it in a way that may not be easily undone.

We feel this can best be accomplished by providing useful interpretations and guidelines of the AUD ordinance (as opposed to trying to undo the many positive aspects of the AUD ordinance as a whole). Essentially we are asking for a natural check and balance.

Please take steps to ensure a more reasonable approach to parking is adopted for the project at 1818 Castillo. We suggest:

- 12 spaces minimum
- Utilize tandem spaces where possible
- Conduct a neighborhood parking study to see if additional on-street parking can be resurrected.

With kindest regards,

Eric Wernicke

(805) 453-2361