

November 15, 2009

Rick Feldman
 Santa Barbara Eyeglass Factory
 1 S. 83 Milpas St.
 Santa Barbara, CA 93101

RECEIVED

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 CITY CLERK'S OFFICE
 SANTA BARBARA, CA

To the City Clerk of the City of Santa Barbara:

I am writing to appeal the decision of the Planning Commission on November 5, 2009 to approve the project proposed for 803 No. Milpas Street.

This appeal is filed for the following reasons that are detrimental to sound community planning and Findings that cannot be supported:

--*Improper noticing.* I did not receive any notification whatsoever about this hearing; as a merchant on Milpas Street, who has been active in the planning process, I should have been notified about this project, which will have impact on my business.

--*Zone Ordinance Inconsistency by Granting Modification.* The granting of a modification to allow elimination of two guest and one commercial parking space is unwarranted and inappropriate on this site. The discretionary modification is based on the concept of "shared use," which has been disastrous in other sites (most particularly the Trader Joe's/Surgical Center parking lot). This under-parking will have an adverse affect on the many businesses in the area—and beyond, as drivers seek alternative routes and destinations in order to avoid Milpas Street congestion and inadequate parking. The intensification of use on this site—from long-vacant lot to mixed-used development—related to parking should not affect the decision to grant a parking modification to the zoning ordinance.

--*Modification forming basis of other approvals.* The granting of the discretionary (and inappropriate) parking modification then has become the basis for additional justification of the project, including Findings for the Tentative Map Approval, Development Plan Approval. Without the granting of the discretionary (and inappropriate) parking modification, the Findings for these approvals could not be made.

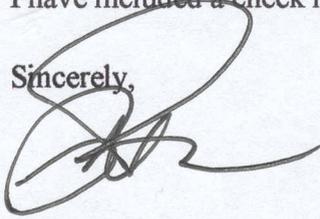
--*Inaccurate Finding.* The Finding of the New Condo Development, in Section, 3 claims there is no adverse effect on the street, traffic, and parking, in direct contradiction to the need for a parking modification.

--*Addition of bulb-outs.* The addition of the very large bulbouts at the corner of De la Guerra and Milpas will result in restricted traffic flow, reduced number of parking spaces and increased accidents along Milpas Street. These so-called "traffic-calming devices" have created unsafe impediments to traffic flow, pedestrian and cyclist safety throughout our community, and are not authorized as a part of any ordinance or code. As current Planning Commissioner and Council Member-elect Bendy White mentioned, these bulbouts are the source of much negative feedback and downright anger in the community. Adding them to

this already congested part of town will have an adverse effect on businesses along Milpas Street, which have already suffered much disruption from the continual reconfiguration of the traffic flow.

I have included a check in the amount of _____ for filing the appeal.

Sincerely,

A handwritten signature in black ink, appearing to be 'Rick Feldman', written over the word 'Sincerely,'.

Rick Feldman

965-7120
705-3398 (cell)