



Public Comment Received for:
Item A: 928 Garden Street
PLN2023-00308

Name of Sender	Distributed prior to hearing	Distributed during the hearing	Distributed after the hearing
1. Kristyn	x		
2. Patty Look Lewis	x		
3. Walter M. Lewis	x		
4. Janet Nancarrow	x		
5. Madeline Stuart	x		
6. Timothy A. Eaton	x		
7. Sally Terrell	x		
8. Brad Hall and family	x		
9. Greg Corso	x		
10. Linda Whitman	x		
11. Shiela Enelow		x	
12. Peter E. & Whitney B. Hansen		x	
13. Wendy Foster		x	
14. Robert Daniel TenEyck		x	

Historic Landmarks Commission Meeting of: April 24, 2024

15. Sally Hall		X	
16. Mette Abildgaard		X	
17. Henry Sanford		X	
18. Walter M. Lewis, M.D.		X	
19. Sherry Villanueva		X	
20. Asley Lundeen		X	
21. Estelle Lewis		X	

Public Comment #1

From: [Kristyn Melanson](#)
To: [Community Development HLCsecretary](#)
Subject: Re: Automatic reply: 928 Garden St
Date: Monday, April 15, 2024 5:27:47 PM

You don't often get email from melansonkm@gmail.com. [Learn why this is important](#)

I would like to voice my disapproval for this project and I hope this doesn't come to fruition. This area can already be very crowded and noisy for the residents that live in the vicinity. I don't want more tourists taking up more of the locals parking, being rowdy/noisy, and polluting our neighborhood. It would be a disaster to have a hotel in this area. I am absolutely against it.

Thank you,
Kristyn

On Mon, Apr 15, 2024 at 5:24 PM Community Development HLCsecretary <hlcsecretary@santabarbaraca.gov> wrote:

Thank you for your email. If it contains public comment for an item scheduled on an upcoming Historic Landmarks Commission (HLC) agenda, your message will be distributed to the Commission.

Please note that the Commission may not have time to review written comments received after 10 a.m. on the day of the meeting, however, it will be added to the project file and you are welcome to attend the Virtual Meeting as noted on the Agenda. To view the most recent agenda please visit SantaBarbaraCA.gov/HLC

If your email contains an inquiry for staff, I will respond as soon as possible.

Again, I invite you to visit SantaBarbaraCA.gov/HLC to view current and archived meeting schedules, agendas, minutes, reports, and videos.

Thank you.

Public Comment #2

From: [Walter and Patty Lewis](#)
To: [Community Development HLCsecretary](#)
Subject: #PLN2023-00308 at 928 Garden St.
Date: Sunday, April 21, 2024 3:27:32 PM

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

To whom it may concern,

My family first moved to Santa Barbara in 1869 and I have great admiration for the choices that were made that contributed to our architectural styles of being a small village. Also, I studied with David Gebhard at UCSB when I was a student there and have always had great respect for him and I have an inkling that he would be opposed to this hotel for the same reasons for which I am. Sadly, there are fewer and fewer pockets of the feeling of enclaves that were prevalent all over Santa Barbara at one time. El Caserio has something very special, which it has not lost over all these years that it's been here. The proposed hotel would squeeze the air of antiquity out of El Caserio. I am all for exciting new architectural styles but not when they impede upon one of the last living examples of an old Pueblo. We must protect what we have.

Please do not build this hotel.

Most sincerely,

Patty Look Lewis
Looklewis@mac.com
924F Garden Street
Santa Barbara CA, 93101
805-452-7788

Public Comment #3

From: [Walt Lewis](#)
To: [Community Development HLCsecretary](#)
Subject: #PLN2023-00308 at 928 Garden Street.
Date: Sunday, April 21, 2024 4:36:52 PM

[You don't often get email from puako151@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Historic Landmark Commission,

I'm glad you are reviewing this project as I feel certain under your careful gaze it will be revealed as inappropriate and disturbing to the existing neighborhood and ambience.

Please do your job as I understand it and reject the proposed hotel.

Walter M. Lewis, M.D.

Public Comment #4

From: [Janet Nancarrow](#)
To: [Community Development HLCsecretary](#)
Subject: Application # PLN2023-00308 at 928 Garden Street
Date: Sunday, April 21, 2024 6:32:08 PM

You don't often get email from janet@sri-padma.com. [Learn why this is important](#)

April 21, 2024

Dear Historic Lands Commissioners,

I am writing to express my concern about the proposed unattended hotel proposal at 928 Garden Street (PLN2023-00308).

As a neighbor in close proximity to the proposed project, I am concerned that replacing the existing office space with a hotel that will have no on-site management sets a bad precedent for the neighborhood. Since the surrounding area is a valuable historic resource for Santa Barbara, including multiple historic landmark structures, it is essential that every possible action to protect the nature and spirit of the neighborhood be taken.

Santa Barbara needs more housing for local residents, not another hotel. Residential use is a wiser and more appropriate addition to the El Caserio area. As a long time resident born and raised in Santa Barbara who now resides in El Caserio and loves this neighborhood, I would welcome new neighbors who, like me, have a long term connection to this community. Let's make it easier to convert properties such as this to residential use to help alleviate the local housing shortage.

I've appreciated that tenants of the existing office space at 928 Garden have been considerate neighbors and have a long term connection to the community. Changing the use of the property to one that is more transient in nature could threaten the shared sense of community that characterizes the neighborhood.

Of course, I am by no means an expert on historic preservation and the role of your Commission. However, it is my sincere hope that you will agree with me and my neighbors that any changes at 928 Garden Street must be compatible and respect the concerns of those of us who steward the existing historic homes and structures in the area.

Thank you for your consideration.

Janet Nancarrow

924 Garden Street #J

Public Comment #5

From: [Madeline Stuart](#)
To: [Community Development HLCsecretary](#)
Subject: Application # PLN2023-00308 at 928 Garden Street."
Date: Sunday, April 21, 2024 10:04:08 PM

You don't often get email from madeline@madelinestuart.com. [Learn why this is important](#)

Dear Commissioners;

I'm a resident of the historic El Caserio neighborhood and am voicing my concerns regarding the proposed keyless hotel project at 928 Garden Street.

As someone who cares deeply about the historic nature of the El Pueblo Viejo district, it seems that adding a hotel directly across the street from another hotel (Palihouse) is shortsighted. The fact that this will be a keyless property, with no on site management or supervision, is extremely unsettling.

Perhaps turning the building into apartment units would be a better option for both the city and our neighborhood. El Caserio is a jewel in the crown of the historic district and it would be a shame to disregard the importance of maintaining our community standards.

I hope you'll take my concern into consideration.

Thank you.
Madeline Stuart

Madeline Stuart
924 B Garden Street
Santa Barbara 93101

Public Comment #6

From: [Timothy Eaton](#)
To: [Community Development HLCsecretary](#)
Subject: El Caserio
Date: Monday, April 22, 2024 3:09:53 AM

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

Dear HLCSecretary,

I own 924 Garden St. , unit C and am writing in support of my neighbors and myself in objecting to the proposal for the development of a hotel adjacent to El Caserio.

This cluster of homes is a very important historical, cultural and architectural landmark. The integrity of this neighborhood and district should be protected from development that impacts the specific character of the neighborhood and surrounding homes.

I am currently out of the country. Otherwise, I would have written more extensively on this matter, and voiced my position and opinion in person at the upcoming meeting.

Thank you very much for your attention to this and should I be able to provide any additional information please let me know.

Sincerely,

Timothy A. Eaton
924 Garden Street
Unit C
Santa Barbara, CA 93101
561/385-9098

Sent from my iPhone

April 21, 2024

Dear Historic Landmarks Commission,

My name is Sally Terrell. I live at 321 E. Canon Perdido, and I am writing to express my concern over the project under consideration at 928 Garden Street, to convert the office space into an unattended short term rental/hotel.

My concern is two-fold.

This project is directly adjacent to El Caserio, which is not only a unique downtown neighborhood, but has several properties that are historic landmark residences. While the building at 928 Garden is not under Historic Resource status, I believe that it's proximity is important to consider because of the immediate impact that a change of use will have on the character of this neighborhood. A keyless, short term rental/hotel does not elevate this historical area.

In addition if a conversion is inevitable, why can't we take this opportunity to thoughtfully add to the aesthetic of this building. How can it add to the charm of the neighborhood and become a visual asset.

As a residing neighbor who loves this community, I would like to see the city support housing that would invite more residents who will be invested in the neighborhood. I respectfully ask that the commission conduct a formal "Historic Resource Study" for compatibility with nearby Historic Landmarks.

Thank you for your consideration.

Sally Terrell

Public Comment #8

From: [Brad Hall](#)
To: MHarmon@santabarbarca.gov
Cc: [Community Development HLCsecretary](#)
Subject: 928 Garden Street project
Date: Monday, April 22, 2024 10:40:12 AM

[You don't often get email from bradhall1@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Meg,

My elderly mother, Sally Hall, has been a happy resident of the unique little El Caserio area for decades, living currently in a home she co owns with her children at 922 Garden. El Caserio is a residential area with many historic buildings right at the heart of Historic Santa Barbara in a district that includes the Old Presidio. El Caserio is also directly adjacent to a proposed hotel project at 928 Garden. As neighbors and residents, we would like to register our opposition to the change of use from office space to hotel proposed for the property. There is already one busy hotel in the area. To increase the traffic and, particularly, the night-time coming and going to the property with a 24 hour, unattended business would so alter the unique character of the neighborhood, that we urge you and the city to entirely reject the idea.

Thanks for you attention to this matter,

Brad Hall and family

922 Garden St
Santa Barbara, CA 93101

Public Comment #9

From: [Greg Corso](#)
To: [Community Development HLCsecretary](#)
Cc: [Meagan Harmon](#)
Subject: Application #PLN2023-00308 @928 Garden Street
Date: Monday, April 22, 2024 10:44:03 AM

Some people who received this message don't often get email from gregcorso924@gmail.com. [Learn why this is important](#)

HLC...

I reside in *El Caserio*...an historic enclave within the El Pueblo Viejo Landmark District... and adjacent to the above reference project

I am deeply troubled to learn of the plans to turn 928 Garden Street from office space to unattended short term hotel rentals.

While downtown housing is much needed...and that topic top of mind within the community and our elected officials...this significant change is a step in the wrong direction for Santa Barbara.

As a downtown resident who loves and feels a strong stewardship to this El Pueblo Viejo neighborhood...my feelings are that you too have a sense of stewardship of our unique neighborhood and should consider this application carefully.

I hope you will honor that in your decision.

Greg Corso
924H Garden Street
Santa Barbara CA 93101

Public Comment #10

From: [Drsalichelinda](#)
To: [Community Development HLCsecretary](#)
Subject: 928 Garden Street
Date: Tuesday, April 23, 2024 11:09:50 AM

You don't often get email from drsalichelinda@aol.com. [Learn why this is important](#)

I just want to say that I fail to see the need for yet another hotel in Santa Barbara. The impact to traffic and influx of tourism to a relatively quiet neighborhood also seems like a bad idea.

Linda Whitman, D.C.

April 23, 2024

Dear Historic Landmarks Commissioners,

My name is Sheila Enelow and I live at 924 Garden Street.

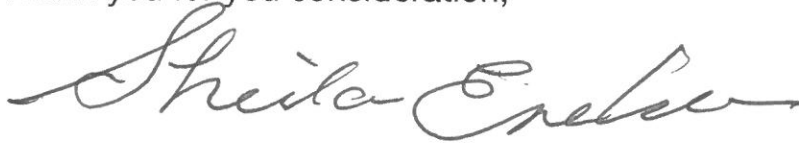
I am writing to express concerns about the proposed Hotel project at 928 Garden Street.

El Caserio and the surrounding area is a unique district than needs to be protected and preserved. With many important historic structures in close proximity to the proposed project, it would be wise to weigh the potential range of use and building design changes in context of compatibility in this historic neighborhood.

Santa Barbara does not need another keyless short term rental/hotel, especially in this neighborhood.

Please don't let this be a missed opportunity for a thoughtful approach to this project.

Thank you for you consideration,

A handwritten signature in cursive script that reads "Sheila Enelow". The signature is written in black ink and is positioned below the typed text of the letter.

924 Garden St
Unit E
Santa Barbara, CA 93101

To Historic Landmarks Commission
630 Garden St
Santa Barbara, CA 93101

Re: Proposal for redevelopment of 928 Garden Street

To Whom it May Concern:

As a long-term owner of a Unit in El Caserio (924 Garden Street), I am interested in the longer-range prospects of our neighborhood – which inclines me to prefer residential properties – in El Pueblo Viejo Landmarks District. If the use of the property is to be redesignated to serve as a short term rental (hotel), I am concerned about the change of use from office space to hotel.

There is talk of expanding buildings into the existing parking lot area, and with no blueprints or drawings submitted we have little to go by, so that it is difficult to tell what is really going on. I am also concerned about the use as an ‘unattended’ short-term rental – that is courting risk. We must take care to remain compatible with existing historic (Presidio) structures.

Yours sincerely,

Peter E. and Whitney B. Hansen

WENDY FOSTER

April 22, 2024

To: Historic Landmarks
Commission

RE: 928 Garden St P12023-00308

From: Wendy Foster in El Caserio

The first thing that came to mind was that this might be a wonderful opportunity some housing.

I (we all) am concerned about the idea that this project might be slipped under the wire, as an unattended "hotel." Our block is a quiet,

historic neighborhood. I'm hoping
the new project would lift
the neighborhood with good
neighbors, & attractive architecture.

Sincerely
Wendy Fok

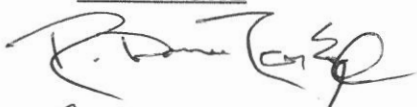
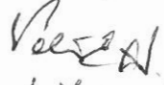
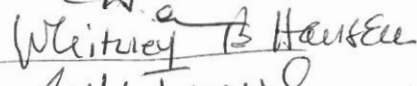
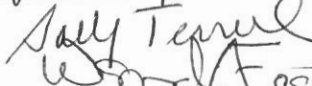


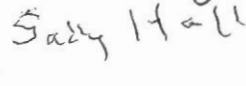

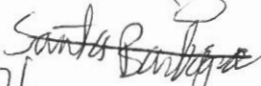
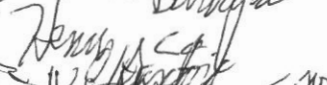

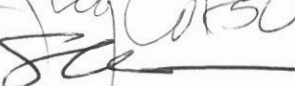
PETITION TO THE SANTA BARBARA HISTORIC LANDMARKS COMMISSION
April 2024

RE: Proposal for 928 Garden Street; Application# PLN2023-00308

**Please Conduct A Formal "Historic Resources Study" For Compatibility With
Nearby Historic Landmarks Study Of Nearby Historic Structure**

We, the undersigned, urge the Santa Barbara Historic Landmarks Commission to conduct a formal "Historic Resources Study" relating to the proposed change of use at 928 Garden Street from office space to short-term rental (hotel).

Due to the many important historic structures in close proximity to the proposed project, it would be wise to conduct a formal Historic Resources study into the nature and relationship of these structures to the surrounding community, including the proposed project. This would add clarity regarding the historic compatibility of the proposed project and the need for refinements to the proposed plan. Thank you.

	<u>FULL NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
1.	ROBERT DANIEL TEN Eyck	924 GARDEN ST - G1	
2.	ERIK E. HANSEN	924 GARDEN, UNIT	
3.	Whitney B Hansen	924 Garden St	
4.	Sally Terrell	321 E GARDEN Perdido	
5.	Wendy Foster	924A GARDEN PERDIDO	
6.	Patty Lewis	924 F Garden St.	
7.	Sally Hall	922 Garden St	
8.	Mette Abildgaard	912 Garden St #D	
9.	Henry Dantz	912 Garden St #C	
10.	Walter M. Lewis M.D.	924 GARDEN STREET, #E	
11.	BREG CORSO	924 H GARDEN STREET	
12.	Sherry Clee Villanueva	924 Garden St, #F	

PETITION TO THE SANTA BARBARA HISTORIC LANDMARKS COMMISSION
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	<u>FULL NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
1.	Ashley Lundeen	912 Garden St, Apt A	Ashley Lundeen
2.	Estelle Lewis	912 Garden St. Apt B	Estelle Lewis
3.	S. ENELOW	924-D-GARDEN	S. EneLOW
4.	Jan Sm Nancarrow	924 Garden St #5	Jan Nancarrow
5.			
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