

09 August 2012

City of Santa Barbara  
Planning Division  
630 Garden Street  
Santa Barbara, CA 93102

Re: Notice of Proposed Zoning Classification Change to My Property

To Beatriz Gularte, Project Planner:

I am a Santa Barbara home owner located at 1322 Kenwood Road, (APN 041-133-012). I have lived at this address/location for 34 years and I know the land area affected by proposed zoning change # 19.

Referring to the *Citywide Map with Proposed Zoning Change Areas and Database*, there are ten parcels identified as item 19, nine of which are Kenwood Road addressed parcels, one of which is my parcel. (One item-19-parcel has no street address and I do not know that parcel.) If I understand the map correctly, the heavy black line is the current E-1/A-1 zone boundary line. The proposed zoning change will move this line northward, to the north parcel lines of the nine Kenwood parcels. This change will rezone the yellow-shaded-#19-maplands from A-1 to E-1, resulting in the desired single-zoning-designation for each parcel.

The area of land being rezoned here is native-oak-woodland-hillside-habitat with slopes in excess of 30%. The existing/current heavy black zone line appears to follow the crest-line of the downslope and moving this line to the north as proposed will rezone the entire headlands of this north-facing-downslope. This rezone will result in the split-zoning of the woodland hillside land feature instead of the parcels. I'm not sure that's the right policy.

I do not support rezoning that would allow increased residential density or development in this hillside area. The current E-1 zoned area of these Kenwood parcels contains the parcel residence and generally includes the southern level hilltop area of each parcel. These parcels are mostly interior parcels and the residences are constructed utilizing the E-1 zoning setback requirement of 10 feet.

I consider the current E-1/A-1 split zoning of these Kenwood parcels as the appropriate zoning when the topography of the land is taken into account. The City should zone the hillside woodland resource in a way that protects it from residential development, leaving the residences to remain under the E-1 zoning designation under which they were built.

I would consider escorting a City representative on a walking-site-review of this woodland area; maybe a naturalist or arborist would be appropriate.

Anyone interested in discussing this matter may call me at the number listed below.

Respectfully,



Thomas P. Crandall  
1322 Kenwood Road  
Santa Barbara, CA 93109

Phone: 805 965-6159

attachment

Attachment: Crandall letter to the City of Santa Barbara Planning Division dated 09Aug2012

**Additional information regarding the proposed rezoning change item # 19**

1. ENF Case Number 2011-00065 (ENF2011-00065) involves the abatement of a zoning violation on APN 041-120-033; this enforcement case demonstrates the pressure of development in the native oak woodlands affected by rezoning change item # 19. This case involves the demolition and removal of an entire illegally built 2<sup>nd</sup> residence on this A-1 zoned parcel. The location of this illegal residence is at the base of the hillside woodlands proposed to be rezoned in item # 19. This illegally constructed residence encroaches into the woodlands and represents the type of development that is detrimental to the community's woodland resources. I believe the A-1 zoning of this parcel provided the City the clear authority to require the demolition and removal of this illegal residence; the residence remains to date.

2. In the 1980s, one of my Kenwood Road neighbors approached me with a proposition to create a new A-1 parcel by combining some acreage from each of our contiguous parcels. This neighbor had a civil engineer review the City parcel requirements and they determined that a new A-1 parcel could be developed in this woodland hillside area by combining some land from the A-1 portions of our E-1/A-1 split-zoned parcels. I told him that I valued the woodlands and that I wouldn't want a residence down in there. I declined his offer; he moved along a few years later. He would have done this on his own if the zoning permitted. I have always been glad that I declined his offer and I value that the A-1 zoning requirements necessitated two adjacent owners agree to do something like this, which makes it highly unlikely to ever happen. Keep it that way.

A handwritten signature in black ink, consisting of several loops and a horizontal line at the bottom.

Planning Commission  
640 Garden Street  
Santa Barbara, CA 93101

May 17, 2013

Attn: Beatriz Gularte, Project Planner  
(805) 564-5470, X4556  
[Bgularte@santabarbaraca.gov](mailto:Bgularte@santabarbaraca.gov)

RE:  
General Plan Update  
**Item 122 Proposed General Plan Changes**  
**APN 041-220-018**  
2323 Red Rose Way

**Dear Planning Commission:**  
**Please keep E3/E1 or make entire parcel E3.**

Since 1984 we have owned this parcel at 2323 Red Rose Way, currently held with my daughters in a living trust.

We understand that the goal of the General Plan Update is to clean up inconsistencies between the Zoning Plan and the General Plan.

We support the Staff's recommendation to amend the General Plan and to keep our parcel split-zone E3/E1. We request that if changes must be made, that the entire parcel be zoned E3, consistent with my six neighbors on the same side of Red Rose Way. We are not requesting an increase in density, only to maintain the density we are currently allowed to have.

Under current split-zoning, we have the potential to split our property into two parcels. The lot is 1.2 acres, 55,616.34 sqft. If we were to split, the minimum lot sizes would be one 45,000 sqft E1 lot (15,000 x 3 due to slope greater than 30%) and one 7,500 sqft E3. If the entire parcel were to be re-zoned to E1 then we would be denied our existing right to a lot split.

Since 1984 we have seen our three adjacent neighbors on Red Rose Way, with the same slope, go through the lot split process creating a total of six parcels, and three new homes.

Thank you for considering my unique condition.

Sincerely,

Patricia Odenthal, Trustee Odenthal Living Trust  
2323 Red Rose Way, Santa Barbara, CA 93109  
805-965-4443 [Trish@tolighting.com](mailto:Trish@tolighting.com)

