

From: [Andy Newkirk](#)
To: [Andy Newkirk](#)
Subject: FW: THE NEW ZONING ORDINANCE
Date: Saturday, September 07, 2019 7:49:01 AM

From: april reid <aprilreid@live.com>
Sent: Thursday, September 05, 2019 1:21 PM
To: Anne Wells <awells@cityofgoleta.org>
Subject: Re: THE NEW ZONING ORDINANCE

TO THE CITY OF GOLETA:

THIS IS THE FIRST TIME I HAVE RECEIVED NOTICE OF ANY PUBLIC HEARINGS FOR THE NEW ZONING ORDINANCE. SO, I AM VERY DISTRESSED TO LEARN FROM YOUR MOST RECENT NEWSLETTER THAT THERE WERE, APPARENTLY, SEVERAL ZONING ORDINANCE MEETINGS OPEN TO THE PUBLIC SCHEDULED FOR THIS YEAR THAT I DID NOT KNOW ABOUT, SO I WAS NOT ABLE TO ATTEND. IN ADDITION, SINCE I WAS NOT GIVEN THE OPPORTUNITY TO FIND OUT WHAT WAS IN THE NEW ZONING ORDINANCE, I AM NOT ABLE TO MAKE SPECIFIC ARGUMENTS DESIGNED TO ADDRESS THE NEW ZONING ORDINANCE. I AM ONLY ABLE TO WRITE A GENERIC LETTER AND GENERIC ATTACHMENT LETTER, MOST OF WHICH HAS BEEN SENT TO VARIOUS PEOPLE AT THE CITY OF GOLETA PREVIOUSLY I CAN ONLY HOPE THAT IT ADDRESSES ANY ISSUES RAISED BY THE NEW ZONING ORDINANCE IN REGARD TO THE KENWOOD VILLAGE PROJECT. MY HOPE IS THAT SOMEONE AT THE SEPTEMBER 9, 2019 MEETING WILL BE ABLE TO EXPLAIN TO ME HOW THE PROPOSED NEW ZONING ORDINANCE WILL AFFECT THE KENWOOD PROJECT AND MY NEIGHBORHOOD. UNFORTUNATELY AND SHOCKINGLY, THIS SEPTEMBER 9, 2019 MEETING APPEARS TO BE THE FINAL MEETING, SO IT DOES NOT SEEM THAT I WILL NOT HAVE THE OPPORTUNITY TO MAKE ANY ARGUMENTS SPECIFIC TO THE NEW ZONING ORDINANCE.

In fact, the last meeting I was informed of that had any connection to Kenwood Village was in 2016. I had not heard anything regarding the Project until I received notice of a Zoning hearing on April 25, 2019. I contacted the City of Goleta and they told me that the meeting was not being held by the City of Goleta, but by an outside company, The Goodland Coalition. I spoke to their President and he told me to write an e-mail regarding how Kenwood Village would injure/kill the existing animals on the land, which I did. I WAS ALSO EXPRESSLY INFORMED BY THE CITY OF GOLETA THAT THERE WERE NO OUTSTANDING MEETINGS FROM THE CITY OF GOLETA REGARDING THE KENWOOD PROJECT BECAUSE THEY WERE NOT ABLE TO GET ANY WATER, SO THE PROJECT WAS ON PAUSE. IF I HAD KNOWN THERE WERE. APPARENTLY, MULTIPLE PUBLIC HEARINGS REGARDING ZONING ISSUES THAT MAY AFFECT THE KENWOOD PROJECT THIS YEAR, I WOULD HAVE MADE SURE TO ATTEND. As it is, I have NO idea what issues to raise or arguments to make because I have NO idea how the new Zoning Ordinance will affect the Kenwood Project. Thus, I am forced to simply send a generic letter with an attachment that makes additional arguments and hope that I have covered all the issues I need to cover.

First, it should be noted that part of Kenwood Village is designated agricultural and part is designated as single family homes. In contrast to the surrounding neighborhood and the current zoning, the developer of Kenwood wants to build massive duplexes and triples on the 10 acre property. (Far too many buildings to suit the area.)

Further, the part of the land that was zoned as agricultural was extremely successful when it was used as agricultural land. The developer on the Kenwood project is Ken Alker. Mr. Alker commissioned a study called the Kenwood Village Residential Project Scoping Document (hereinafter the Kenwood document). The Kenwood Document states, "[a]t the time the General Plan EIR was prepared (2006), the entire property was leased to Goleta farmer John Lane, who grew various row crops for the local Lane Farms business there." Clearly, the land can be successfully used for agriculture since, throughout the years, pumpkins, tomatoes and other foods have been grown on the property. I have personally eaten some of the food that was grown on the property and it was very good. There is no reason the land can not continue to be used as agricultural land.

Also, the Kenwood project would significantly harm or destroy the ENDANGERED wildlife on the property. Ever since I was little, I have seen garter snakes in the field and on the property at my house at 15 Baker Lane. The Kenwood Document states that these garter snakes are listed by the California Department of Fish and Game as "sensitive". I have also seen many birds of prey in the area over the years. The Kenwood Village Residential Project Scoping Document states that "[s]ite development would eliminate approximately 10 acres of non-native grassland that has some value as foraging habitat for birds of prey." There are also additional animals in the field, such as mice, skunks, rabbits, chipmunks, raccoons and opossums. Building houses with paved streets on Baker Lane, Violet Lane and Daffodil Lane clearly diminished the habitat for the garter snakes and birds of prey, as well as the other animals. Building Kenwood Village would essentially destroy the habitat for the garter snakes. It would also prevent the birds of prey from finding much needed food. In addition, it would most likely kill many of the other animals that currently live in the field since there is no other place for them to escape to in the area. After the fact, I learned that over the past few years, 30 skunks were caught in or near the field and re-homed to a different area. Despite this, I can tell from my security camera by the different markings on the skunks that I see cross through my yard that there are well over 30 additional, different skunks still living in the field. There are also at least 20 different opossums, 10 different raccoons, 5 different chipmunks, multiple gophers and a rabbit living in the field. I am sure there are also many more animals that I do not see because they do not come onto my property.

Mr. Alker's plans would also destroy the habitat for several protected and endangered species that live in the El Encanto Creek. The Kenwood Document states, "[a] Stream Protection Area (SPA) buffer is required along all creek corridors. This buffer is a minimum of 100 feet from top of bank." Mr. Alker proposes a buffer that ranges from 50 to 120 feet, causing "portions of the project to encroach into the SPA buffer mandated by the General Plan. As a result, "[t]he El Encanto Creek ecosystems and habitats may be deprived of the necessary protections needed to maintain their biological function and value." A large part of what makes Goleta special is that residents share the space with unique species from both the land and the water, including the ocean. As such, protecting endangered species should be a top priority of Goleta residents. There are many multi-unit housing developments being build on other sites in Goleta near Kenwood Village that do not endanger protected species. Destroying endangered species simply to build yet another multi-unit massive housing complex is contrary to the values that many Goleta residents hold dear.

Best Wishes,

April Reid

15 Baker Lane

Goleta, ca. 93117

April Reid
15 Baker Lane
Goleta, CA. 93117
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e-mail: aprilreid@live.com

September 4, 2019

Ms. Kim Dominguez, Management Assistant
130 Cremona Drive, Suite B
Goleta, CA. 93117
ORDINANCE

RE: NEW ZONING

via e-mail: kdominguez@cityofgoleta.org

Dear Ms. Dominguez:

My name is April Reid. I live at 15 Baker Lane, Goleta, CA. 93117, which was built by my parents 50 years ago in 1966. I was born a few years later and I grew up in the house. I also own 17 Baker Lane, Goleta, CA. 93117, which was built in 1938 and owned by my great-grandmother, Elizabeth Baker Ford. Baker Lane was named after my great-grandmother. I am opposed to Kenwood Village being built, especially under the current plans.

First, part of the land is zoned as agricultural. The property was extremely successful when it was used as agricultural land. As you are aware, the developer on the project is Ken Alker. Mr. Alker commissioned a study called the Kenwood Village Residential Project Scoping Document (hereinafter the Kenwood document). The Kenwood Document states, "[a]t the time the General Plan EIR was prepared (2006), the entire property was leased to Goleta farmer John Lane, who grew various row crops for the local Lane Farms business there." Clearly, the land can be successfully used for agriculture since, throughout the years, pumpkins, tomatoes and other foods have been grown on the property. I have personally eaten some of the food that was grown on the property and it was very good. There is no reason the land can not continue to be used as agricultural land.

Second, the Kenwood project would significantly harm or destroy the endangered wildlife on the property. Ever since I was little, I have seen garter snakes in the field and on the property at 15 Baker Lane. The Kenwood Document states that these garter snakes are listed by the California Department of

Fish and Game as "sensitive". I have also seen many birds of prey in the area over the years, as well as mice and skunks. Building houses with paved streets on Baker Lane, Violet Lane and Daffodil Lane clearly diminished the habitat for the garter snakes and birds of prey. Building Kenwood Village would essentially destroy the habitat for the garter snakes. It would also prevent the birds of prey from finding much needed food. The Kenwood Village Residential Project Scoping Document states that "[s]ite development would eliminate approximately 10 acres of non-native grassland that has some value as foraging habitat for birds of prey."

Mr. Alker's plans would also destroy the habitat for several protected and endangered species that live in the El Encanto Creek. The Kenwood Document states, "[a] Stream Protection Area (SPA) buffer is required along all creek corridors. This buffer is a minimum of 100 feet from top of bank." Mr. Alker proposes a buffer that ranges from 50 to 120 feet, causing "portions of the project to encroach into the SPA buffer mandated by the General Plan. As a result, "[t]he El Encanto Creek ecosystems and habitats may be deprived of the necessary protections needed to maintain their biological function and value." A large part of what makes Goleta special is that residents share the space with unique species from both the land and the water, including the ocean. As such, protecting endangered species should be a top priority of Goleta residents. There are many multi-unit housing developments being build on other sites in Goleta near Kenwood Village that do not endanger protected species. Destroying endangered species simply to build yet another multi-unit housing complex is contrary to the values that many Goleta residents hold dear.

It should be noted that, through this process of attempting to get the Kenwood Village plans approved, Mr. Alker has repeatedly claimed to be concerned about the neighborhood. However, Mr. Alker does not even bother to remove the weeds. I have handwritten notes from my deceased mom, Carole Cordero, who wrote that the weeds on the Kenwood Village property were overgrown and that Mr. Alker did not mow the property until he was forced to do so. Then, on November 14, 2013, there was a brush fire on the property behind my house at 17 Baker Lane, Goleta, CA. I am attaching a picture of the Kenwood Village property during the fire as shown on KEYT's website. As you can see by the picture, the weeds are taller than the firefighters. Further, last year, according to the City of Goleta, Mr. Alker

received an official warning from the County of Santa Barbara to remove the weeds from his Kenwood Village property because they were so tall that they were considered a nuisance. Finally, I recently took pictures of the Kenwood Village property and the weeds are tall again. Mr. Alker says not mow the field until the next door neighbor stated in a City of Goleta meeting that the weeds were overgrown. Mr. Alker clearly has no regard for the laws of Goleta or the safety of the surrounding residents. If Mr. Alker can not even take care of the property when it is a bare field, how can the residents of Goleta trust that he will take care to build a multi unit housing development that is safe and up to code? Thus, Mr. Alker should not be allowed to build on the property.

However, if the Kenwood Village project is going to be built, I would request certain changes be made to the plans. Mr. Alker is only interested in building behemoth sized single family units, duplexes and triplexes that do not comport with the rest of the neighborhood. The overall problem with the project as it has been designed is the environmental impact, including but not limited to the air quality, noise, increased population, increased traffic, loss of personal privacy, loss of views of the mountains and oceans, and the aesthetics involved in having high density 2 story single, duplex and triplex units on a 60 acre property next to virtually an entire community of low density ranch style single family housing. The vast majority of houses in the area, including the houses on Baker Lane, Violet Lane, Daffodil, Calaveras, Mendocino, Tuolumne, Plumas, Elwood Station and beyond are mostly single story ranch style houses with a few 1 1/2 to 2 story houses sprinkled in the mix. Kenwood Village, with 60 units of 1 1/2 to 2 story single, duplex and triplex units on 10 acres, would destroy the aesthetics, character and environment of the currently picturesque, quiet, low density community.

It should be noted that the houses on Baker Lane, Violet Lane and Daffodil Lane have between 4 and 6 houses on each side of the street, with one exception. The developers of the Kenwood project are proposing that a street that runs parallel to the above-mentioned streets and is about the same length have 8 houses built on it. Clearly, that is not consistent with the current low density atmosphere of the area. Thus, I would request that the number and size of the houses at Kenwood Village be significantly reduced.

Mr. Alker and his wife have attempted to state that the houses they are proposing are small and they fit in with the rest of the community. This is not the case. Mr. Alker and his wife claimed in a letter they wrote on or about June 15, 2009 that "[b]y keeping the new homes on our land smaller (up to 1300-2000 square feet), the pricing will be more reasonable." Mr. Alker and his wife go on to indicate that they "hope that local teachers, fire fighters, policemen and other important service-oriented workers will move into this project when it is finished." I am sure you are aware of the average home prices in the area for various types of housing. The idea that oversized two story single family units with separate granny units over the detached garages, duplexes and triplexes will be affordable to the average hard-working teacher, fire fighter, policeman or other important service oriented worker is absurd.

Further, according to the Kenwood Village plans, the houses on the south side of the property next to Calle Real may be within 500 feet of the freeway. If that is the case, and the planned houses are within 500 feet of US 101, then those houses next to Calle Real and US 101 should be moved back from the freeway.

In addition, there is already too much traffic in the neighborhood. The Kenwood Document states that the U.S. 101 southbound ramps at Storke Road "exceed the City's acceptable operating standard" in peak A.M. and P.M. hours. The Kenwood Document also indicates the Hollister Avenue and Storke Road intersection "exceeds the City's acceptable operating standard" in the peak P.M. hours. This study does not even take into consideration the increased traffic due to the Citrus Village project, a 10 unit residential complex just down the street from Kenwood Village at 7388 Calle Real, that has already been approved for building by the City of Goleta. There will also be significant increased traffic at both U.S. 101 southbound ramps and at the intersection of Hollister Avenue and Storke Road due to multiple other multi-unit projects in the area which were already approved for building by the City of Goleta, but have yet to be completed, including Westar (Hollister Village) a 266 unit residential complex at 7000 Hollister Avenue at the northeast corner of Glen Annie and Hollister; Rincon Palms Hotel (Hilton Garden Inn at 6878 Hollister Avenue, a hotel with 138 rooms and meeting spaces; and Mariposa at Ellwood Shores, an assisted living facility with 90 residents at 7760 Hollister Avenue. The full effects of the increased traffic and congestion in the area due to the buildings already approved by

the City of Goleta has not even been felt yet.

In addition, on October 28, 2008, an article in the Santa Barbara News Press stated that a man was killed "traveling east on Calle Real near Baker Lane". The article goes on to say that "the area near the crash scene has been the site of several fatal incidents including two people killed in a car crash". I am including a copy of the article for your convenience. This area will only be more dangerous with the increased traffic. Calle Real near Baker Lane is dangerous enough without adding significant traffic and congestion in the area from both Citrus Village and Kenwood Village.

Further, the plans for Kenwood Village include a bike path at the northeast corner of the property. The way that the plans are drawn, unless all the bicyclists who exit Kenwood Village on the bike path somehow manage to turn their bikes 180 degrees and ride back into Kenwood Village, then the only three outlets for the bicyclists riding along the northeastern section of the bike path is to travel down one of three PRIVATE streets, i.e. Baker Lane, Violet Lane and/or Daffodil Lane (hereinafter PRIVATE streets). There are no other outlets other than these three PRIVATE streets for a bicyclist to ride after leaving Kenwood Village. Further, there is no indication in the current plans that bicyclists would be blocked off from riding down the PRIVATE streets. As such, the excess traffic and wear and tear on both the PRIVATE streets and sidewalks would do increased damage. There would be increased noise and congestion on these PRIVATE streets.

In addition, there is a road that is north of the three PRIVATE streets that runs perpendicular to the PRIVATE streets which connects the three PRIVATE streets. This street runs parallel to and next to the proposed bike path. Since before I was born, my parents and great-grandmother used this land as a roadway from our houses to what is now Daffodil Lane to Calle Real and to our original mailboxes, which were located at the corner of what is now Daffodil Lane and Calle Real. At first, it was a dirt road. Then, several decades ago, my step-father paved the road with concrete. Around the time the houses were built on the PRIVATE streets, the land was paved with asphalt. At this point, there does not appear to be enough room to build a bike path next to the paved street. The bike path should not interfere with the street north of the three PRIVATE streets which has been in existence in one form or another for over 50

years.

Further, there is clearly not enough parking spaces designated for the project. Mr. Alker has designated 2 spaces per unit for each of the 13 single family homes for a total of only 26 spaces, 2 spaces per unit for each of the 20 duplex units for a total of 40 spaces, 2.5 spaces per unit for each of the 27 triplex units and only 1 space for every 5 units for visitor parking. Thus, there are only 140 parking spaces allotted for the entire project. This is absurd. Further, there is a question as to whether the streets are too small; i.e. whether people would be able to park on the streets and still have the garbage trucks fit down the street. As a result, people will be looking for other places to park. The most logical places would be for people going to Kenwood Village to park on the nearby PRIVATE streets of Baker Lane, Violet Lane and/or Daffodil Lane (hereinafter PRIVATE streets) and walk to Kenwood Village by way of the bike path at the northeast end of the project. As a result, the increased traffic and excessive wear and tear on the PRIVATE streets, the lack of parking on the PRIVATE streets for the actual residents and their guests, the increased noise and lights and the general disruption for the residents who live on the PRIVATE streets due to the intrusion of the vehicles of the Kenwood Village residents and guests would destroy the aesthetics, air quality, atmosphere and character of the currently quiet community. It would also make it virtually impossible for the residents and guests of the PRIVATE streets to find parking at or near our own homes.

Further, building 1 1/2 to 2 story houses on Kenwood Village would clearly destroy the local scenic views. The Kenwood Document states, "the project may obstruct some of the protected views of the Santa Ynez Mountains from Calle Real and US 101. It would also destroy the views of the residents of Baker Lane and beyond.

It should also be noted that the master bedrooms at both 15 and 17 Baker Lane, as well as one of the smaller bedrooms and one of the bathrooms at 17 Baker Lane, all face westbound toward Kenwood Village. The two story houses that Mr. Alker proposes to build next to the back yards of 15 and 17 Baker Lane would allow anyone looking out the second story eastbound windows of Kenwood Village to see into the bedrooms and bathroom. Currently, I live at 15 Baker Lane. I also have two married adults and their two small daughters living as renters at 17

Baker Lane. As a result, the only solution to preventing people at Kenwood Village from staring into the bedrooms of myself, my adult renters and their two small daughters would be to have to keep the curtains closed all the time without ever having any sunlight in the rooms. This is not fair to myself or my renters.

Also, the 1 1/2 to 2 story buildings at Kenwood Village will cause disruption from the significantly increased noise and lighting for the surrounding residents and the animal species in the area. For example, the excessive noise and lights flowing into the bedrooms at 15 and 17 Baker Lane would make it difficult for myself and my renters to sleep. In addition, the excessive noise and lighting would harm the wildlife in and around El Encanto Creek. The Kenwood Document states "the El Encanto Creek riparian corridor can be adversely impacted by excessive noise levels which may inhibit avian nesting an/or wildlife movement through the corridor".

Finally, another big drawback for the Kenwood Village project is that the entire State, including the City of Goleta, is in it's fifth year of a water drought. This past winter, Goleta continued to receive less than average rainfall. There is not enough water for the current residents of Goleta, much less any residents that would live in yet to be built, huge, multi-unit housing complexes like Kenwood Village. In addition, according to the City of Goleta's own website, there are at least 16 additional multi-unit projects currently approved or being built in the City of Goleta. Goleta has not yet felt the effects of the additional water demands of the buildings under construction and/or already approved by the City of Goleta. Further, there is no indication of when the water drought will be over. Mr. Alker claims he can get water from Carpinteria. There is no guarantee that Carpinteria will be able to provide water to the Kenwood Project residents for the entire run of the water drought. If Carpinteria does not provide Kenwood Village with all the water it needs, then Goleta will be forced to bear the burden of providing water for the residents of Kenwood Village. Given the multiple other projects currently being built in Goleta, the uncertainty of how these other projects will affect the availability of water for Goleta, the uncertainty of how long Carpinteria will have water to provide Kenwood Village and the uncertainty of how long the drought will last, the Kenwood Village project should not be approved at this time.

Please feel free to contact me if you have any questions or concerns regarding my letter. Thank you for your time.

April Reid
April Reid

Encl.